

1671

6676-R  
SCA

SEND TAX NOTICE TO:

Todd or Lori L. McGuire  
7 Little River Village  
Sterrett, AL 35147

This Instrument Prepared By:

Harold H. Goings  
Spain, Gillon, Grooms, Blan & Nettles  
2117 Second Avenue North  
Birmingham, Alabama 35203

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and no/100 Dollars (\$10.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Loudell Walker Gay, a married woman, Robert Walker Hodgkins, a married man and Robert W. Hodgkins and Barbara D. Hodgkins, as ancillary administrators of the Estate of Jack C. Hodgkins, deceased (Probate Case #29-001) (herein collectively referred to as Grantor), do grant, bargain, sell and convey unto Todd M. McGuire and wife, Lori L. McGuire (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the N.E. Corner of the S.E. 1/4 of the S.E. 1/4 of Section 24, Tp. 18 South, Range 1 East and run South 42°13'35" West for 617.57 feet to the Point of Beginning; thence continue along last described course 250.00 feet to the north R.O.W. line of Shelby County Road No. 45; thence turn 75°08'33" right and run along said R.O.W. line 180.00 feet; thence turn 104°51'27" right and run 250.00 feet; thence turn 75°08'33" right and run 180.00 feet to the P.O.B. containing 1.00 acres more or less.

BOOK 375 PAGE 118

Land Title

Subject to existing easements, restrictions, and limitations, if any, of record.

The property conveyed herein is not the homestead of the Grantors.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th day of September, 1991.

Loudell Walker Gay  
Loudell Walker Gay

Robert W. Hodgkins  
Robert Walker Hodgkins

X Barbara D. Hodgkins  
Barbara D. Hodgkins, as Ancillary  
Administrator of the Estate of Jack  
C. Hodgkins, Deceased

Robert W. Hodgkins  
Robert W. Hodgkins, as Ancillary  
Administrator of the Estate of Jack  
C. Hodgkins, Deceased

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Londell Walker Gay, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of September, 1991.

Jayce J. Blackberry  
Notary Public

My Commission Expires: 1/13/92

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Walker Hodgkins, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of September, 1991.

Louis V. Dunn  
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: JUNE 23, 1992.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Hodgkins, Ancillary Administrator of the Estate of Jack C. Hodgkins, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of September, 1991.

Louis V. Guen  
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES JUNE 23, 1992  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: \_\_\_\_\_

STATE OF GEORGIA )

DEKALB COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara D. Hodgkins, Ancillary Administrator of the Estate of Jack C. Hodgkins, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, 1991.

Catherine Shalkeydasi  
Notary Public

Notary Public, DeKalb County, Georgia

My Commission Expires My Commission Expires Oct. 5, 1992

1. Deed Tax	_____	\$ <u>Exempt</u>
2. Mtg. Tax	_____	\$ _____
3. Recording Fee	_____	\$ <u>10.00</u>
4. Indexing Fee	_____	\$ <u>3.00</u>
5. No Tax Fee	_____	\$ <u>1.00</u>
6. Certified Fee	_____	\$ <u>1.00</u>
Total	_____	\$ <u>15.00</u>

STATE OF ALA. SHELBY C.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 NOV 27 AM 11:12

JUDGE OF PROBATE