



20041026000591780 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
10/26/2004 15:30:00 FILED/CERTIFIED

This instrument was prepared by:  
Gerard J. Durward  
2015 2<sup>nd</sup> Avenue North, Ste. 100  
Birmingham, AL 35203

Send Tax  
Janice Kay  
980 Rock Store Road  
Guntersville, AL 35976

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

5000.00 JKM

That in consideration of ONE DOLLAR (\$1) and other good & valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Gary D. McGaha and wife Janice K. McGaha (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Janice K. McGaha, a single woman (herein referred as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East; thence run South along the West line of said 1/4 - 1/4 Section for 225.72 feet; thence run 88°15'36" left run 926.87 feet to the Southerly R/W of Shelby County Hwy. 56; thence 83°27'33" left run along said R/W 374.51 feet; thence 98°26'52" left run 518.44 feet; thence 98°25'45" right run 105.43 feet to the West line of said 1/4 - 1/4; thence 98°24'12" left run 251.31 feet to the point of Beginning. Containing 8.90 Acres.

Less and Except a 20 foot easement for ingress and egress described as follows: Begin at the NW corner of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East; thence run North along the West line of said 1/4 - 1/4 of 225.72 feet; thence 89°51'32" left run 20.0 feet; thence 90°08'28" left run 474.12 feet; thence 81°35'48" left run 20.23 feet to the West line of said 1/4 - 1/4 Section; thence 98°24'12" left run 251.31 feet to the Point of Beginning.

Title not examined by preparer of the instrument. Prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Tenth Judicial Circuit of Alabama, Civil Action Number DR 2002-0583.  
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her 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 said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Gary D. McGaha and Janice K. McGaha have hereunto set their hands and seals this 26<sup>th</sup> day of Oct., 2004.

Gary D. McGaha  
GARY D. MCGAHA

Janice K. McGaha  
JANICE K. MCGAHA

STATE OF ALABAMA )  
~~SHELBY~~ JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary D. McGaha 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 they executed the same voluntarily on the day same bears date. Given under my hand and official seal this the 26<sup>th</sup> day of October, 2004.

Carol M. Kimbrough  
NOTARY PUBLIC

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janice K. McGaha 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 they executed the same voluntarily on the day same bears date. Given under my hand and official seal this the 26<sup>th</sup> day of Oct, 2004.

[Signature]  
NOTARY PUBLIC