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#713

$1.10 federal stamps cancelled on this deed

SKINNER, MONTGOMERY

J R McGuire,
TO
W I McGuire

THE STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of Pne and no/100---------- DOLLARS to the undersigned grantors J. R. McGuire, a widower, T. W. McGuire and wife Zadie McGuire, in hand paid by W. I. McGuire, the receipt whereof is acknowledged we the said J. R. McGuire, T. W. McGuire and wife Zadie McGuire do grant, bargain, sell and convey unto the said W. I. McGuire, the following described real estate, to-wit: Begin at the NE corner of the west half of Sec 28 T 19 S R2W-thence south 5274½ feet, thence west, 590 feet, thence North 2417 feet thence 58 deg 44 ' right 282.85 feet, thence 90 deg 00' left 229.13 feet thence 90 deg 00' right 183.30 feet, thence 75 deg 47' left, 2524 feet to the north boundary line of above named Half section, thence East along said line, 1052 feet to point of beginning, and containing 75 acres more or less-Also begin at a point 1593 feet East of the northwest corner of the north-half of the southeast quarter of Sec 21 Tp 19 S. R 2 W, thence East 1061 feet more or less, to the northeast corner of said N½ of SE¼ thence South 1323.5 feet, to the SE corner thereof, thence West, 1056.5 feet, thence north 1320.6 feet to point of beginning, containing 32 acres, more or less.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said W. I. McGuire, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2 day of December, 1940, 19

WITNESSES:

Jno P Lee J.P.

J. R. McGuire, (Seal.)
T. W. McGuire, (Seal.)
Zadie McGuire (Seal.)
(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Jno P Lee, a Justice of the Peace a in and for said County, in said State, hereby certify that J R McGuire, T W McGuire and wife Zadie McGuire, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 2 day of December, 1940 A. D. 19

Jno P Lee, Justice of the Peace

THE STATE OF ALABAMA, SHELBY COUNTY.

I, a in and for said County, in said State, hereby certify that , a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that , the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor , and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

STATE OF ALABAMA SHELBY COUNTY

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Jno P Lee, a a Justice of the Peace, in and for said County, in said State, do hereby certify that on the 2 day of December, 1940 19, came before me the within named Zadie McGuire, known to me (or made known to me), to be the wife of the within named T. W. McGuire, who, being examined separate and apart from the husband, touching her signature to the within instrument or conveyance, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 2 day of December, 1940 A. D. 19

Jno P Lee,
Justice of the Peace

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L C Walker, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 24th day of December, 1940 19, and was recorded in Vol. 110 Record of Deeds, Pages 17 on the 24th day of December, 1940 19

Recording Fee, $

L C Walker,
Judge of Probate.