\$1.10 Federal Stamps cancelled on this deed

# 2981

DEED ...

Value \$800.00

STATE OF ALABAMA,
SHELBY COUNTY....

THIS INDENTURE, made and entered into on this the 20th day of May, 1946, by and between the undersigned grantors, Mary McGuire Walton and her husband, G. W. Walton, parties of the first part, and Mary McGuire Walton and G. W. Walton, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE & NO/100 DOLLARS, in hand paid to them by the party of thesecond part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell, and convey unto the said Mary McGuire Walton and her husband, G. W. Walton, party, of the second part, during their joint lives, and the remainder to the last survivor of the said Mary McGuire Walton and her husband, G. W. Walton, and the right of reversion unto the said Mary McGuire Walton and G. W. Walton, the following described real estate situate, lying, and being in the County of Shelby, State of Alabema, to wit:

The Southwest Quarter of the Southeast Quarter, of Section 14, Township 20, Range 3 West, except the right of way, to wit, three acres heretofore conveyed to the Louisville and Nashville Rail-road Company, and also, except that part heretofore conveyed to F. C. Oates, and also except that part sold to Ada Alexander, a more accurate description of said exceptions is given in the deeds from S.A.D. McGuire to the above named parties as the same are shown of record.

Also, allthat part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 14, Township 20, Range 3 West, except one acre formerly known as the Gin House Lot and also except all of the above described land that lies North and East of and on the right hand side of the old Tuscaloosa Road going towards Tuscaloosa as said Tuscaloosa Road was located in the year 1895.

And also except that certain lot conveyed by Stephen A.B. McGuire and wife, Ada T. McGuire to Frank McGuire by deed dated March 8, 1921, and which said deed is recorded in Deed Record Volume 75 on page 23 in the office of the Judge of Probate of Shelby County, Alabama.

Also, the Southeast Quarter of the Southwest Quarter of Section 14, Township 20, Range 3 West; EXCEPT that part heretofore sold to Carrie Cargo, Ada Alexander, A.L. Cooper as described in deed heretofore made by S.A.D. McGuire or the parties of the first part, and all as shown of record in the Probate Office of Shelby County, Alabama.

There is also excepted from this conveyance such other parcels or tracts of land that may have been heretofore conveyed by Stephen A.D. McGuire and his wife, or by the parties of the first part as his heirs at law and next of kin, as may be shown by deed properly executed by said parties, or either of said parties.

It being the intention of the parties of the first part to convey to the parties of the second part all real estate that may now be owned by the heirs at law of Stephen A.D. McGuire in the estate of said decedent, whether accurately described in this deed, or not.

All of the above described lands are situated in Section 14, Township 20, Range 3 West in Shelby County, Alabama.

The above described lands constitute no part of the homestead of either of the parties of the first part.

TO HAVE AND TO HOLD, to the said Mary McGuire Walton, and her husband, G. w. Walton, party of the s cond part, together with all and singular the tenements, heriditaments, and appurtenences thereunto belonging, or in anywise appertaining, for and during the terms of their joint lives, and the remainder to the survivor of them, and to the heirs and assigns of such survivor forever and the right of reversion unto the said Mary McGuire Walton and G. W. Walton as tenants in common, and unto their heirs and assigns for ever in fee simple.

Witness our hands and saals this the 20th day of May, 1946.

MARY MCGUIRE WALTON (SEAL)

G. W. WALTON (SEAL)

STATE OF ALABAMA,
SHELBY COUNTY....

I, Jno. P. Lee, Justice of the Peace, in and for said County, in said State, do hereby certify that Mary McGuire Walton and her husband, G. w. Walton, whose names are signed to the foregoing enveyance, and who are 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 the same bears date.

Given under my hand this the 20th day of May, 1946.

SEAL

JNO. P. LEE, JUSTICE OF THE PEACE, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA, I SHELBY COUNTY....

I, Inc. P Lee, a Justice of the Peace, in and for said County, in said State, do hereby certify that on the 20th day of May, 1946, came before me the within named Mary McGuire Walton known to me to be the wife of the within named G. W. Walton, who, being examined separate and apart from the husband touching her signature to the within deed, acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

IN WITNESS WHEREOF, I hereunto set my hand, this the 20th day of May, 1946.

SEAL

JNO. P. LEE, JUSTICE OF THE PEACE, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA COUNTY-OF SHELBY

Before me, the undersigned authority, in and for said County, in said State, personally appeared Mary McGuire Walton, who, being first duly sworn deposes and says that Jessie McGuire Evans, Iona McGuire Hardee, Rebecca McGuire Johnson, and Mary McGuire Walton are all of the next of kin, and all of the parties entitled to an interest in the estate of Stephen A.D. McGuire, and his wife, Ada T. McGuire, both deceased.

Affiant further says that Frank McGuire is the son of Stephen A.D. McGuire and his wife, Ada T. McGuire both deceased; that the said Frank McGuire has no right, title, or interest in and to the estate of Stephen A.D. McGuire, sometimes known as D. McGuire, and his wife, Ada T. McGuire, both deceased, the said Frank McGuire having heretofore on, to wit, the 8th day of March, 1921, released and relinquished all interests in and to the Stephen A.D. McGuire estate in and for the consideration of One Dollar, and the conveyance by the said Stephen A.D. McGuire and wife, Ada T. McGuire, to Frank McGuire certain real estate situated in the West Half of the Southeast Quarter of Section 14, Township 20, South, Range 3 West, in Shelby County; Alabama, which said description is more accurately described and said consideration more definitely named in that certain deed executed by Stephen A.D. McGuire and his wife, Ada T. McGuire to Frank McGuire, dated March 8, 1921, and recorded in Deed Book 75, on page 23, in the office of the Judge of Probate of Shelby County, Alabama.

MARY MCGUIRE WALTON

Sworn to and subscribed before me on this the 20th day of May, 1946.

SEAL

JNO P. LEE, JUSTICE OF THE PEACE

Liled in this office for record on the 8th day of July 1946 at 8 a.m. and recorded in Deed Record 124, page 425 on the 18th day of July 1946.

L. C. WALKER, JUDGE OF PROBATE

STATE OF ALADAMA
SMELBY COUNTY
Incree County their
County

L. C. 11 10 10 10 10