#305-0

$.55 FEDERAL STAMPS CONCELLED ON THIS DEED

Ora M. McGuire and wife Lena McGuire

TO

A/J. McGuire and Wife Frances McGuire

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of $200.00 DOLLARS to the undersigned grantor Ora M. McGuire and Wife Lena McGuire in hand paid by A/J. McGuire and Wife Frances McGuire the receipt whereof is acknowledged we the said Ora M. McGuire and Wife Lena McGuire do grant, bargain, sell and convey unto the said A.J. McGuire and Wife Frances E. McGuire the following described real estate, to-wit: Beginning at the SW Croner of the SE¼ of SE¼ of Section 25 Township 19 Range 3 West, and run east along the South line of said forty acres 410 feet more or less to a road, thence run north east along said road 167 feet thence northwest 150 feet to the south line of the right of way of the Action brance of the L&N RR (now abandoned) thence South west along the south line of said right of way 555 feet more or less to the point of beginning, and containing two acres more or less and situated in th e SE¼ of SE¼ of Section 25 Township 19 Range 3 West, excepting however the right of way of the Montgomery-Birmingham highway across the west end of said tract, and also excepting the minerals and mining rights in said land.

situated in Shelby County, Alabama.

To Have and to Hold, To the said A.J. McGuire and Wife Frances E. McGuire their heirs and assigns forever.

And we do, for our and for our heirs, executors and administrators, covenant with the said A.J. McGuire and Wife Frances E. McGuire heirs and assigns, that we 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 Our heirs, executors and administrators, shall warrant and defend the same to the said A.J. McGuire and Wife Frances E. McGuire heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 15 day of April, 1948

Witnesses:

Jno P. Lee

Ora M. McGuire and Wife Lena (Seal.)
Lenna McGuire (Seal.)
(Seal.)
(Seal.)
(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY

I, Jno. P. Lee a Justice of the Peace in and for said County, in said State, hereby certify that Ora M. McGuire and wife Lena McGuire whose name 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 are executed the same voluntarily on the day the same bears date.

Given under my hand, this 15 day of April, A. D., 1948

Jno P. Lee

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 and seal, this _____ day of _____, 194_

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$ 2.0 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY

I, Jno. P. Lee a Justice of the Peace in and for said County, in said State, do hereby certify that on the 15th day of April, 1948, came before me the within named Lena McGuire known to me (or made known to me), to be the wife of the within named Ora M. McGuire 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, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 15 day of Apirl, A. D., 1948

Jno. P. Lee. J.P.

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 26th day of April, 1948, and was recorded in Volume 132, Record of Deeds, Page 227 on the 4th day of May, 1948.

Recording Fee, $ _____

L. C. Walker, Judge of Probate