

WARRANTY DEED

The State Of Alabama }
SHELBY County

BOOK 161 PAGE 389

Know All Men by These Presents, That in consideration of ONE & NO/100, and other valuable consideration, DOLLARS

to the undersigned grantor S. Charles T. McGuire and wife, Mary B. McGuire, in hand paid by Mary Jo Martin and Calvin C. Martin,

the receipt whereof is acknowledged we the said Charles T. McGuire and wife, Mary B. McGuire,

do grant, bargain, sell and convey unto the said Mary Jo Martin and Calvin C. Martin,

the following described real estate situated in Shelby County, Ala., to-wit:

That certain tract of land described as commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 16, Township 19, Range 2 West, and run thence South 1 degree and 45 minutes East, a distance of 178.7 feet to the South right of way line of Little Cahaba Valley public road; run thence North 54 degrees and 15 minutes East along the South margin of said public road, a distance of 210 feet for a point of beginning of the lot herein described and conveyed: Run thence South 32 degrees East along the East line of the J.M. Blackwell lot a distance of 606.0 feet; run thence North 54 degrees and 15 minutes East a distance of 360 feet; run thence North 32 degrees West 606.0 feet to the Little Cahaba Valley public road; run thence South 54 degrees and 15 minutes West along the South margin of said public road a distance of 360 feet to the point of beginning, containing 5 acres, more or less, This property is not to be sold



To Have and to Hold, To the said Mary Jo Martin and Calvin C. Martin, their

heirs and assigns forever.

And WE do, for ourselves and for OUR heirs, executors and administrators, covenant with the said Mary Jo Martin and Calvin C. Martin, their heirs and assigns, that WE are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Mary JO Martin and Calvin C. Martin, their

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, WE have hereunto set OUR hand and seal S., this 17 day of March, 1953

WITNESSES:

Charlie T. McGuire (Seal.)
Mary B. McGuire (Seal.)

The State Of Alabama
SHELBY County

I, Oscar Harris,

a Notary Public, in and for said County, in said State, hereby certify that Charles T. McGuire and wife, Mary B. McGuire, whose name s 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 this 17 day of March, A. D. 1953

Oscar Harris
Notary Public, Shelby County, Alabama.

The State Of Alabama
SHELBY County

I, Oscar Harris

a Notary Public in and for said County, in said State, hereby certify that on the day of May, 1952, came before me the within named Mary B. McGuire known to me (or made known to me) to be the wife of the within named Charles T. 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 17 day of March, A. D. 1953 Oscar Harris

Notary Public, Shelby County

Filed in the office of the Probate Judge on the 28 day of July 1953 at 8 o'clock P.M. and recorded in Deed Book 161 Page 364 this 29 day of July 1953. Deed Tax 50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate