

State of Alabama

SHELBY

County

BOOK 202 PAGE 193

Know All Men By These Presents.

That in consideration of ONE AND NO/100 (\$1.00)

DOLLARS

to the undersigned grantor s Oscar McGuire and wife, Mattie McGuire

in hand paid by Earnest McGuire and wife, Katherine L. McGuire

the receipt whereof is acknowledged we the said Oscar McGuire and Mattie McGuire

do grant, bargain, sell and convey unto the said Earnest McGuire and Katherine L. McGuire

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

A lot of land in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said Quarter Quarter Section and run thence South 1 deg. 00' East along the West boundary of said Quarter Quarter Section 196 feet; thence turn an angle of 52 deg. 30' left and run thence 25 feet to point of beginning of the lot herein described and conveyed; thence continue in the same direction 210 feet; thence turn an angle of 59 deg. 30' left and run thence 210 feet; thence turn an angle of 120 deg. 30' left and run thence 210 feet; thence turn an angle of 59 deg. 30' left and run thence 210 feet to point of beginning. Containing 1 acre, more or less.

TO HAVE AND TO HOLD Unto the said Earnest McGuire and Katherine L. McGuire

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their 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 our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal,

this 7 day of June, 1959.

WITNESSES:

[Signature]
[Signature]

[Signature] (Seal.)
 (Oscar McGuire)
[Signature] (Seal.)
 (Mattie McGuire)
 (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, *[Signature]*, a Notary Public in and for said County, in said State, hereby certify that Oscar McGuire and wife, Mattie 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of June 19 59 .

[Signature] As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within *[Signature]* was filed for record the 20 day of June 19 59 at *[Signature]* o'clock *[Signature]* M. and recorded in *[Signature]* Record *[Signature]* at page *[Signature]* and the Mortgage Tax Deed Tax *[Signature]* has been paid.

[Signature]