

1637

State of Alabama }
COUNTY } Know All Men By These Presents,

That in consideration of Three Hundred Twenty-five and No/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, A. E. Cospo and wife, Martha K. Cospo
(herein referred to as grantors) do grant, bargain, sell and convey unto James Kerry McGuire and
wife, Mary G. McGuire

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then
to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the
following described real estate situated in Shelby County, Alabama to-wit:

From the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township
18 South, Range 1 East, run Northerly along the East boundary line of the
NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24, Tsp. 18 S., R. 1 E. 99.06 feet, more or less, to the
point of intersection of the East boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
Sec. 24, Tsp. 18 S., R. 1 E. and the Northeast Right of Way line of Alabama
State Highway No. 25; Thence turn an angle of 42 Degrees, 26 Minutes to the
left and run Northwesterly along the Northeast Right of Way line of Alabama
State Highway No. 25 for 1062.23 feet to the point of beginning of the land
herein described and conveyed; Thence continue Northwesterly along the
Northeast R.O.W. line of said Highway for 208.71 feet; Thence turn an angle
of 90 Degrees, 00 Minutes to the right and run Northeasterly 377.65 feet,
more or less, to a point on the Southwest Right of Way line of the Central
of Georgia Railroad; Thence turn an angle of 86 Degrees, 33 Minutes to the
right and run Southeasterly along the Southwest R.O.W. line of the C. of Ga.
R.R. for 208.84 feet; Thence turn an angle of 91 Degrees, 27 Minutes to the
right and run Southwesterly 382.74 feet, more or less, to the point of beginning.
This land being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South,
Range 1 East and being 1.822 acres, more or less.

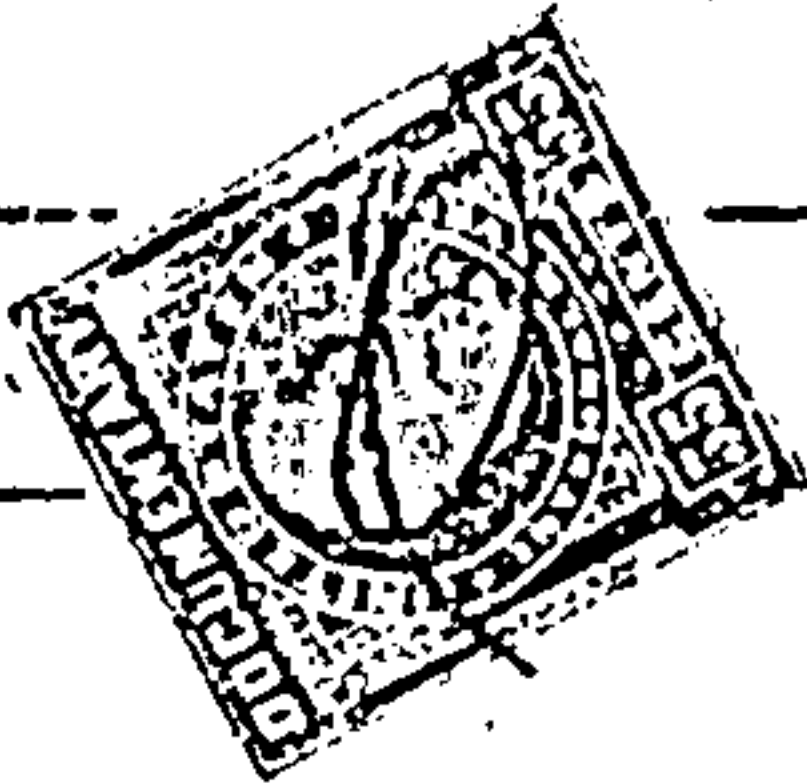
TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of
either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever,
together with every contingent remainder and right of reversion.
And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant
with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said
premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hands and seal on , this 23
day of December , 1963 .

WITNESS:

BUCK 228 PAGE 632



A. E. Cospo
Martha K. Cospo

RETURN TO

TO

4315 A 4th Ave. S.

Blount

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

1.45
1.50
2.50 yd

LOUISVILLE TITLE INSURANCE
COMPANY
LOUISVILLE 1, KENTUCKY

State of Alabama
Jefferson COUNTY

General Acknowledgment

I, Bryant L. Wilson, a Notary Public in and for said County, in said State, hereby certify that R.E. Cospers and wife Martha K. Cospers 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of December

A.D. 1963

Bryant L. Wilson
Notary Public
My Commission Expires on 4-4-64

State of

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19____

Notary Public

My Commission Expires on _____

State of

Corporation Acknowledgment

COUNTY

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of _____ a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____ 19____

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/23/63
COUNTY OF SHELBY
& RECORDING TAX HAS BEEN
PD. ON THIS INSTRUMENT.

BOOK 228 PAGE 633