

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and NO/100 (\$10.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jadie McGuire and wife Frances McGuire, Johnny McGuire and wife Pat McGuire, Ann McGuire Peppers and husband Ernest Peppers, J. P. McGuire and wife Jackie McGuire, and Lena McGuire, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alma McGuire

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 19, Range 3 West, which said property is more particularly described as follows: For point of beginning commence at the NW corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run thence South 2 deg. 20 min. East along the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 867.3 feet to a point; thence turn to the left and run South 70 deg. 30 min. East a distance of 501.0 feet to a point; thence turn to the left and run North 28 deg. West 145.0 feet; thence turn to the right and run North 62 deg. 45 min. East a distance of 234.0 feet; thence turn to the right and run South 28 deg. East a distance of 145.0 feet to a point; thence turn to the right and run South 62 deg. 45 min. West a distance of 234.0 feet to a point; thence turn to the left and run South 34 deg. 20 min. East a distance of 145 feet to a point; thence turn to the right and run South 29 deg. 45 min. West a distance of 164 feet to a point on the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the left and run North 88 deg. East along the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 444 feet to a point; thence turn to the left and run North 2 deg. West a distance of 470 feet to a point; thence turn to the left and run South 52 deg. 30 min. West a distance of 22.6 feet to a point; thence turn to the right and run North 37 deg. 30 min. West a distance of 200.0 feet to a point; thence turn to the right and run North 48 deg. East 175 feet to a point; thence turn to the left and run North 2 deg. West a distance of 586.0 feet to a point on the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the left and run South 88 deg. 40' West along the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 895.3 feet to the point of beginning, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of October, 1965

A. J. McGuire (SEAL)
 (Jadie McGuire)
Frances McGuire (SEAL)
 (Frances McGuire)
Johnny McGuire (SEAL)
 (Johnny McGuire)
Pat McGuire (SEAL)
 (Pat McGuire)
Ann McGuire Peppers (SEAL)
 (Ann McGuire Peppers)
Ernest Peppers (SEAL)
 (Ernest Peppers)
J. P. McGuire (SEAL)
 (J. P. McGuire)
Jackie McGuire (SEAL)
 (Jackie McGuire)
Lena McGuire (SEAL)
 (Lena McGuire)

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON 10-22-1965
 REC'D & \$50
 PD. C. 11

STATE OF ALABAMA
 SHELBY COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jadie McGuire and wife Frances McGuire, Johnny McGuire and wife Pat McGuire, Ann McGuire Peppers and husband Ernest Peppers, J. P. McGuire and wife Jackie McGuire and Lena McGuire, a widow 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, A.D. 1965

My Commission Expires April 3, 1969

Notary Public

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