

See Agreement in Deed Book 254 Page 760

This instrument was prepared by

2409

(Name) WALLACE and ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TEN and 00/100 (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alma McGuire, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. P. McGuire and wife, Jackie 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:

Begin at the NW corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, thence run East along the North line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 470.20 feet; turn right an angle of 140 deg. 16' 30" a distance of 74.50 feet for point of beginning; thence continue said course a distance of 308.81 feet; turn left an angle of 63 deg. 50' 30" a distance of 248.47 feet; turn left an angle of 35 deg. 42' a distance of 64.05 feet; turn left an angle of 76 deg. 38' a distance of 306.86 feet; turn left an angle of 75 deg. 30' a distance of 323.05 feet to point of beginning; being in SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, Shelby County, Alabama.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and say (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, I have hereunto set my hand(s) and seal(s), this 10th

day of March, 1967

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1967 MAR 10 AM 11:34
REC. BK. & PAGE AS SHOWN ABOVE

U.C.C. FILE NUMBER OR
COMM. REG. NUMBER
JUDGE OF PROBATE

(Seal)

Alma McGuire

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

BOOK 247 PAGE 163

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alma McGuire, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, A. D., 1967.

Frank Ellis

Notary Public.