

3458 500

GRAM

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Ten dollars and other considerations DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is  
acknowledged by 1, Alma McGuire (a widow)

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

James R. McGuire and wife Maggie McGuire  
of Rt.1; Helena, Alabama

(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:

a parcel of land containing one acre, more or less, located in the SE $\frac{1}{4}$   
of the SE $\frac{1}{4}$  of section 25, township 19 South, Range 3 west, Shelby County,  
Alabama, described as follows:

Commence at the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run South 02  
degrees 20 minutes East along the West  $\frac{1}{4}$ - $\frac{1}{4}$  line 451 feet to the point  
of beginning of this description; thence continue on the same line 210  
feet; thence run South 74 degrees 30 minutes East 210 feet; thence run  
North 02 degrees 20 minutes West 210 feet; thence run North 74 degrees  
30 minutes West 210 feet to the point of beginning.

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, I have hereunto set my hand and seal on this the 7th  
day of July, 1969.

703  
WITNESS:

PAGE

BOOK 238

Alma McGuire



WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

TO

RETURN TO:  
JIM WALTER CORP.  
P. O. BOX 9128  
TAMPA, FLA 33604

STATE OF ALABAMA  
NOTARY PUBLIC  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1969 JUL 26 PM 9:13  
U.C.C. FILE NUMBER OR  
REC'D BK. & PAGE AS SHOWN ABOVE  
Conrad M. B. B. B.  
JUDGE OF PROBATE

State of ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Roy H. Moore, a Notary Public in and for said County, in said State, hereby certify that Alma McGuire 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 7th day of July A. D., 19 69

*Roy H. Moore*  
Notary Public.  
My Commission expires Oct. 30, 1971

State of  
COUNTY

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.

State of  
COUNTY

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.