

This instrument was prepared by

3563

(Name) E. L. Brobston

Jefferson Land Title Service Co., Inc.

(Address) 304 North 18th St., Bessemer, Alabama

AGENTS FOR
Mississippi Valley Title Insurance Company

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and love and affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Leonard McGaughy, Jr. and wife, Clara McGaughy, and Berney McGaughy and wife, Brenda McGaughy

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Tract No. 6, containing 10 acres, more or less, as shown by Map showing division of lands owned by Mrs. Mary L. McGaughy, situated in Sections 8 and 9, in Township 22 south, Range 3 West, in Shelby County, Alabama, said map being signed and acknowledged by her April 9, 1938, and recorded on Page 37, on Plat Book of Shelby County, Alabama, in the office of the Judge of Probate in said county.

The undersigned are the only children of James L. McGaughy, Sr., deceased, who died June 13, 1970, and who purchased the above described property by deed recorded, Volume 107, Page 360, Office of the Judge of Probate of Shelby County; the undersigned James Leonard McGaughy, Jr. and Berney McGaughy, being the only children of the said James L. McGaughy, Sr. and the grantee herein being the widow of James L. McGaughy, Sr. and the mother of the undersigned James Leonard McGaughy, Jr. and Berney McGaughy. The said James L. McGaughy, Sr. being the same person described as James L. McGaughy in the above referred to deed

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 seised 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 29th day of July, 1970.

James Leonard McGaughy, Jr. (SEAL) Berney McGaughy (SEAL)
Clara McGaughy (SEAL) Brenda McGaughy (SEAL)
(SEAL) (SEAL)

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, Helene A. Counts, a Notary Public in and for said County, in said State, hereby certify that James Leonard McGaughy, Jr. and wife, Clara McGaughy,

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 29th day of July, A.D. 1970.

Helene A. Counts
Notary Public

(see other side)

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I, Bernice W. Beebe a Notary Public in and for said County and State, hereby certify that Berney McGaughy and wife, Brenda McGaughy, 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 the 23rd day of July, 1970. A.D.

Bernice W. Beebe
Notary Public

Return to:

James Leonard McGaughy, Jr.
and wife, Clara McGaughy, and
Berney McGaughy and wife,
~~Brenda McGaughy~~

TO

Marie McGaughy
108 Henrywood Rd. Hurstown
Ala

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

Recording Fee \$
Deed Tax \$

1.95

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Carroll J. Williams
JUDGE OF THE STATE

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd July 24: 50
1970 AUG 20/AM 10: 42

