

1165
QUITCLAIM DEED - Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA, SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
ONE THOUSAND AND NO/100 DOLLARS**

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-
signed **Dillon Gowers and wife, Ruby Gowers**

hereby remises, releases, quit claims, grants, sells, and conveys to

Jack McGuire and wife, Ann Elizabeth McGuire

(hereinafter called Grantee), all their right, title, interest and claim in or to the fol-

lowing described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a point marked by an iron pin at the NW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, and run thence Easterly along the North boundary of said Quarter Quarter Section 470.20 feet to a point marked by an iron pin; thence turn an angle of 140 deg. 16' 30" right and run Southwesterly 74.50 feet to point marked by an iron pin; thence turn an angle of 71 deg. 40' 30" to the left and run thence Southeasterly along said course 173.05 feet to point of beginning of lot leased hereby, which point is marked by an iron pin; thence continue Southeasterly along the last said course 150 feet to a point; thence turn an angle of 104 deg. 30' to the left and run thence Northeasterly 38 feet to point marked by an iron pin; thence turn an angle of 45 deg. left and run thence 115 feet to a point marked by an iron pin; thence turn an angle of 82 deg. left and run thence 57 feet to a point marked by an iron pin; thence turn an angle of 43 deg. left and run thence 55 feet to the point of beginning, which is marked by an iron pin.

By the execution of this instrument grantors do hereby specifically release, transfer and convey unto grantees any and all interest which they have or own in the above property and in particular release, transfer and convey unto grantees all interest owned by grantors in that certain lease agreement dated April 14, 1969, and recorded in Deed Book 262, page 33, in the Probate Records of Shelby County, Alabama. For the consideration above stated grantors also assign and convey to grantees any and all interest which they have in any improvements on said property including but not being limited to, septic tank, field lines, well, well pump, pipe lines and water tank. By acceptance and recording of this instrument grantees also release grantors from any further obligation under said lease except as here provided.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hand s and seal s , this day of **September** 19 **70**.

Witnesses:

R P Harless

Dillon Gowers (SEAL)

Jack A. McGuire (SEAL)

Ruby L. Gowers (SEAL)

Ann Elizabeth McGuire (SEAL)

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned authority, a **Notary Public**

in and for said County, in said State, hereby certify that

Dillon Gowers and wife, Ruby Gowers

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 convey-

ance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **4** day of **September** 19 **70**.

John Patterson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 31 PM 3:45
REC. EX. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. BY
JUDGE OF PROBATE

