

This instrument prepared by:
Name: Frank W. Donaldson
Address: Helena, Alabama

1164
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY.

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Ten (\$10.00) ----- DOLLARS
and other valuable consideration

to the undersigned grantors Howard McClendon and wife, Dorothy McClendon

in hand paid by Jack A. McGuire and wife, Ann E. McGuire

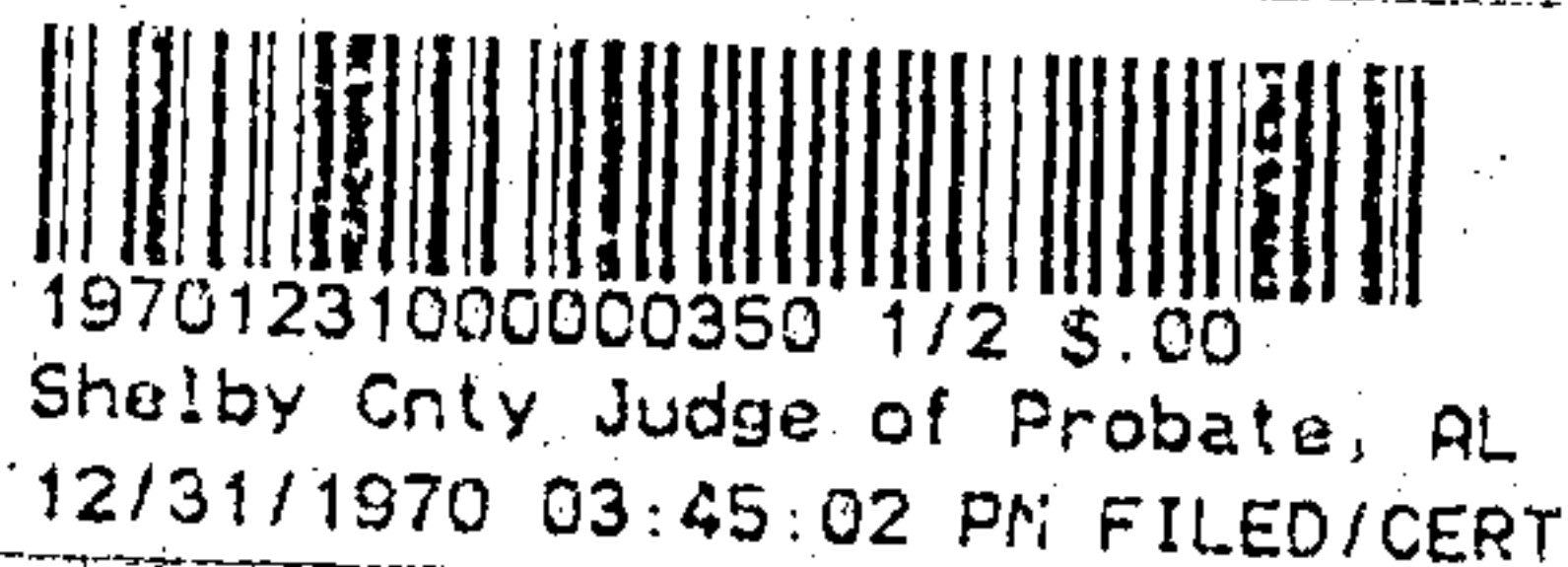
the receipt whereof is acknowledged we the said Howard McClendon and wife, Dorothy McClendon

do grant, bargain, sell and convey unto the said Jack A. McGuire and wife, Ann E. McGuire

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

A part of NE 1/4 of NE 1/4, Section 36, Township 19 South,
Range 2 West, more particularly described as follows:
Commence at the northeast corner of said Section; thence
run in a westerly direction along the north line of said
Section a distance of 362.50 feet to the point of beginning;
thence continue along last described course a distance of
277.20 feet; thence 131 degrees 45 minutes left and run in a
southeasterly direction a distance of 146.25 feet; thence
79 degrees 30 minutes left and run in a northeasterly
direction a distance of 210.33 feet to the point of beginning.



TO HAVE AND TO HOLD Unto the said Jack A. McGuire and wife, Ann E. McGuire

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hand and seal,

this 12 day of June, 1970.

WITNESSES:

Howard M. McClendon (Seal.)
Howard McClendon
Dorothy M. McClendon (Seal.)
Dorothy McClendon
(Seal.)
(Seal.)

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State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard McClendon and wife, Dorothy McClendon 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 12 day of

June 1970
Oscar Harris As Notary Public

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

BOOK 265 PAGE 493

RETURN TO: Jack A. McGuire

Howard McClendon, et ux

Dorothy McClendon

TO

Jack A. McGuire, et ux

Pl 1 Buy 130 Helena
Ann E. McGuire

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M, and was duly re-
corded in Volume of Deeds
at page, and examined.

195
Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

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Shelby Cnty Judge of Probate, AL
12/31/1970 03:45:02 PM FILED/CERT