

STATE OF ALABAMA,
SHELBY COUNTY.

19720821000041510 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/21/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that we, Earnest G. Peppers and Ann C. Peppers, husband and wife, hereinafter called GRANTORS, for and in consideration of the sum of Two-Thousand (\$2,000.00) DOLLARS cash to us in hand paid by Jack McGuire and Betty McGuire, husband and wife, hereinafter called GRANTEES, the receipt of which is hereby acknowledged; and the further consideration that Grantees assume and agree to pay 1971 ad valorem taxes on said property; do hereby grant, bargain, sell and convey unto the said Grantees, and to the survivor of them, together with every contingent remainder and right of reversion, the following described real property in the County of Shelby, State of Alabama, to-wit:

Begin at the Northwest corner of Southeast 1/4 of Southeast 1/4, Section 25, Township 19 South, Range 3 West for the point of beginning; thence run East along the North line of said Southeast 1/4 of Southeast 1/4 a distance of 470.20 feet, turn right an angle of 140 degrees 16 minutes 30 seconds a distance of 603.93 feet to the West line of said Southeast 1/4 of Southeast 1/4, turn right an angle of 128 degrees 52 minutes 45 seconds along said West line a distance of 386.02 feet to point of beginning; being in the Southeast 1/4 of Southeast 1/4, Section 25, Township 19 South, Range 3 West, Shelby County, Alabama,

TOGETHER with all and singular the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said GRANTEES 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.

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And we, the said Grantors, do covenant with said Grantees that we are seized in fee of the above described premises; that we have the right to sell and convey the same; that said premises are free from all encumbrances; and that we will and our heirs, executors and administrators shall forever WARRANT and DEFEND the same unto the said Grantees, and to the survivor of them, and to the heirs and assigns of such survivor forever; against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we hereunto set our hands and seals on this 27th day of April, 1971.

Earnest G. Peppers (SEAL)
Earnest G. Peppers

Ann C. Peppers (SEAL)
Ann C. Peppers

STATE OF ALABAMA,
LAUDERDALE COUNTY.

I, Dorle Young, A Notary Public in and for the State and County aforesaid, do hereby certify that Earnest G. Peppers and wife, Ann C. Peppers, 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 27th day of April, 1971.

Dorle Young
Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
Filed April 27, 1972
1972 APR 27 PM 7:53

U.C.C. FILE NUMBER OR
C.C. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

BOOK 275 PAGE 799