

This instrument prepared by:
Name: Jack McGuire
Address: Rt #1 Box 128A Helena, Alabama 35080

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA



19720821000041560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/21/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand (\$7,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack and Betty McGuire

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

Robert E. Owens and Dorothy M. Owens

(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:

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.

STATE OF ALA. SHELBY CO.
INSTRUMENT NO. 1972-1000
FILED IN 1972 AUG 21 AM 7:53
U.S. DEPT. OF JUSTICE
RECORDS & COMM. DIV.
COMM. OF ALA. JUDGE OF PROBATE

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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set hand(s) and seal(s), this Seventh day of June, 1972

WITNESS:

(Seal)

(Seal)

(Seal)

Jack A. McGuire (Seal)
Betty McGuire (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire & Wife Betty McGuire 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 7th day of June, A. D., 1972

Lora Ellen P. Kelly
Notary Public.