

This instrument was prepared by

(Name) Carol S. Kinnebrew

(Address) Rt #1 Box 128-A Helena, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS

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

Jack A. McGuire, and wife, Betty McGuire

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

Valley Distributors, Incorporated

(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:

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, more particularly described as follows:

Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in an easterly direction along the northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; a distance of 501.44 feet to the Point of Beginning; thence continue along last described course, a distance of 396.00 feet; thence 89 degrees 19 minutes 08 seconds right, in a southerly direction, a distance of 82.27 feet; thence 54 degrees 43 minutes 51 seconds right, in a southwesterly direction, a distance of 163.39 feet to a point on a curve, having a radius of 50.00 feet; thence 103 degrees 01 minutes 59 seconds right to tangent to said curve and in a northwesterly direction along the arc of said curve to the left, a distance of 100.33 feet; thence in a north westerly direction along a line radial to said curve, a distance of 244.75 feet to the Point of Beginning, containing 1.03 acres.



19740122000003310 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1974 12:00:00 AM FILED/CERT

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, we have hereunto set our hand(s) and seal(s), this 21st

day of January, 1974

BOOK 284 PAGE 839
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN 22 PM 4:00
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
COMM. NO. 123456789
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

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

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Carol S. Kinnebrew, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire, and 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, A. D., 1974

Carol S. Kinnebrew
Notary Public.