

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 3524

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 TWENTY SIX THOUSAND FOUR HUNDRED AND NO/100 (\$26,400.00) DOLLARS

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

Billy Ray Brantley and wife, Glenda Brantley

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

Fred D. McGuffie, Jr. and wife, Martha A. McGuffie

(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 SW corner of SE 1/4 of NW 1/4 and run along said quarter-quarter line in a Northerly direction North 2 degrees West for a distance of 196'; thence turn an angle right 33 degrees 30 minutes and run in a Northeasterly direction along Helena-Acton Road for a distance of 300'; thence turn an angle right 90 degrees and run in a Southeasterly direction for a distance of 28.8' to point of beginning, said point being east R.O.W. line of Helena-Acton Road; continue along said line in a Southeasterly direction for a distance of 480.2'; thence turn an angle right 149 degrees 29 minutes and run in a Westerly direction for a distance of 492.6' thence turn an angle right 30 degrees 31 minutes and run in a Northwesterly direction for a distance of 73.25 feet to East R.O.W. line of Helena-Acton Road; thence turn an angle right 94 degrees 42 minutes and run along East R.O.W. line of Helena-Acton Road in a Northeasterly direction for a distance of 250.66' to point of beginning of this land lying and becoming a part of SE 1/4 of NW 1/4 of Section 11, Township 20 South, Range 3 West, situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$21,650.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



19740212000006830 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/12/1974 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 8th day of February, 1974

WITNESS:

(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Billy Ray Brantley and wife, Glenda Brantley, hereby certify that whose name S 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 8th day of February, A. D., 1974.

General Acknowledgment

a Notary Public in and for said County, in said State,

Frank K. Bynum  
Notary Public.

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 1974 FEB 12 PM 8:53  
U.C.C. FILE NUMBER OR INSTRUMENT NO. 1974-0212000006830  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
Cory McGuffie

BOOK 285 PAGE 306