

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

4332

That in consideration of Ten Thousand & Five Hundred (\$10,500.00)..... DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, James R. McGuire and wife, Maggie Sue McGuire
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack A. McGuire and wife, Ann E. McGuire

(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 to commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$
of Section 25, Township 19 South, Range 3 West; thence run South along the
West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 449.59 feet; thence turn 76°50' left and
run Southeasterly for 208.37 feet to the point of beginning; thence turn
76°50' right and run Southerly for 210.0 feet; thence turn 100°00' left and
run Easterly for 255.0 feet; thence turn 104°13'11" left and run Northwest-
erly for 235.96 feet; thence turn 105°21'59" left and run Southwesterly for
100.0 feet; thence turn 76°38'40" right and run Northwesterly for 64.12 feet
thence turn 80°08'26" left and run Southwesterly for 35.7 feet to the point
of beginning. Containing 1 acre more or less.

BOOK 285 PAGE 836

19740321000013420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/21/1974 01:00:00 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:

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 and seal, this 20th
day of March, 1974.

WITNESS:

James R. McGuire
Maggie Sue McGuire

RETURN TO

#11844/1000
Hickman

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

ALABAMA TITLE COMPANY, INC.

This form furnished by

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201



19740321000013420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/21/1974 01:00:00 AM FILED/CERT

State of ALABAMA

General Acknowledgment

SHELBY

COUNTY

I, Carol S. Kinnebrew, a Notary Public in and for said County, in said State, hereby certify that James R. McGuire and wife, Maggie Sue 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 20th day of March A. D., 1974

Carol S. Kinnebrew
Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

State of

March 21 1974 12 Noon

RECORDED & \$ _____ MTC General Acknowledgment

DEED TAX
PD. ON THIS INSTRUMENT

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19

Notary Public

State of

Corporation Acknowledgment

COUNTY

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of _____ a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____ 19

Notary Public