

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.

AGENTS FOR

4641 Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ben D. Guy and wife, Roxie M. Guy

(herein referred to as grantors) do grant, bargain, sell and convey unto
Raymond H. Quinn and Patricia Quinn

(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 a point where the East right-of-way line of Alabama Highway 25 crosses the North line of the S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 19, Range 2 East; thence run East along said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 230 feet to the Northeast corner of the Roy Lee lot; thence continue along said line a distance of 30 feet to the point of beginning of the lot herein described; thence continue along said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 235 feet, more or less, to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 390 feet, more or less to the Southeast corner of Ben D. Guy property; thence run in a Westerly direction along the South line of said Guy property a distance of 225 feet to a point; said point being 260 feet East of the right-of-way line of said Highway 25; thence run in a Northerly direction a distance of 390 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
04/08/1974 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

Conrad McAndrew

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

1974 APR -8 AM 9:57

INSTRUMENT WAS FILED

STATE OF ALA. SHELBY CO.

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 2nd day of April, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Ben D. Guy (Seal)
Roxie M. Guy (Seal)
Roxie M. Guy (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, H. L. Conwill, a Notary Public in and for said County, in said State, hereby certify that Ben D. Guy and wife, Roxie M. Guy whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 1st day of April, 1974, 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 2nd day of April, 1974.

H. L. Conwill
Notary Public