

NAME Charles A.J. BeaversADDRESS 1122 North 22nd Street, Birmingham, Alabama

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

4874
Know All Men By These Presents,That in consideration of One Hundred Dollars and other good and valuable ~~DOLLARS~~ considerations

to the undersigned grantor Robert A. Palmer, a single man

in hand paid by Jack A. McGuire

the receipt whereof is acknowledged I the said Robert A. Palmer

do grant, bargain, sell and convey unto the said Jack A. McGuire, an undivided 25% interest in and

the following described real estate, situated in Shelby County, Alabama,

to-wit:

See legal description attached hereto and made a part hereof as Exhibit "A".

As a part of the consideration for the execution of this conveyance, the Grantee herein does hereby assume and agree to pay, according to the terms thereof, an undivided 25% of a certain mortgage and the note which it secures, which mortgage and note have been executed by the Grantor herein to Margaret M. Dunston in the amount of \$80,000.00. It being understood that Grantee herein shall have an obligation to pay 25 % of the annual installments due on said mortgage and should he fail to make such payment, then his interest in subject property shall be encumbered to the extent of such failure in favor of the party who does make such payment.

It is also understood that the title to subject property is subject to a certain Buy-Sell Agreement entered into by and between the parties who own all of the interest in and to said land.

TO HAVE AND TO HOLD, To the said Jack A. McGuire, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant

with the said Jack A. McGuire, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as set forth hereinabove;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Jack A. McGuire, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal

this 27 day of March

19 74 .

WITNESSES

Robert A. Palmer

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

State of ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Palmer, a single man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of March A. D., 19 74



19740418000018670 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1974 12:00:00 AM FILED/CERT

Charles J. Weaver

Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name 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 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

COUNTY

Corporation Acknowledgment

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

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Legal Description:

Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 22, and part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, all in Township 22 South, Range 3 West, being more particularly described as follows: From the SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, run thence northwesterly a distance of 160 feet, more or less, along a line perpendicular to the County Road to the centerline of said County Road, which point on said centerline is the point of beginning of the property hereby described; from the point of beginning thus obtained, return thence in a southeasterly direction along the last described course to the said SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, thence run North 45° 15' East for a distance of 1832.99 feet to a point in the North line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 23, thence west along the north line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 429.83 feet to the centerline of the aforesaid County Road, thence southwesterly along the centerline of said County Road to the point of beginning, being a distance of 1550 feet, more or less.

ALSO

SW $\frac{1}{4}$ of NW $\frac{1}{4}$; that part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying southeast of Shelby County Highway #12; and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, all in Section 23, Township 22 South, Range 3 West, Shelby County, containing 108 acres, more or less.

EXHIBIT "A"

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19740418000018670 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR 18 AM 9:17
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRESPONDING
JUDGE OF PROBATE