

This instrument was prepared by

(Name) Carol Kinnebrew

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

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand and Five Hundred Dollars (\$8,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jack A. McGuire and wife, Ann Elizabeth McGuire

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sequoia Construction Company

(herein referred to as grantee, whether one or more), 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 north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 470.20 feet; thence 140 degrees 16 minutes 30 seconds right, in a southwesterly direction, a distance of 74.50 feet to the Point of Beginning; thence continue along last described course, a distance of 100.00 feet; thence 71 degrees 20 minutes left, in a southeasterly direction, a distance of 264.94 feet; thence 104 degrees 50 minutes 30 seconds left, in a northeasterly direction, a distance of 100.00 feet; thence 75 degrees 30 seconds left, in a northwesterly direction a distance of 271.40 feet to the Point of beginning.



19740612000028420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/12/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 12 PM 3:55
JUDGE OF PROBATE
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Davidson

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 (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 hands(s) and seal(s), this 17th

day of May, 1974

(Seal)

(Seal)

(Seal)

Jack A. McGuire (Seal)
Ann Elizabeth McGuire (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Carol S. Kinnebrew, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire and wife, Ann Elizabeth McGuire whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 17th day of May

A. D., 1974

Carol S. Kinnebrew
Notary Public