

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051

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 FOURTEEN THOUSAND AND NO/100 (\$14,000.00) DOLLARS

and the assumption of mortgage by purchasers to Jim Walter Corporation as shown below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. we, Johnny Ryan McGuire, an unmarried man Patricia D. McGuire, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Comstock and wife, Patricia S. Comstock

(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 the SE corner of Section 25, Township 19 South, Range 3 West; thence run West along the South line of said Section 25 a distance of 639.70 feet for point of beginning; thence continue said course along said South line a distance of 225.40 feet; turn right an angle of 121 deg. 45' a distance of 164.0 feet; turn right an angle of 05 deg. 28' 10" a distance of 206.60 feet; turn right an angle of 121 deg. 45' 40" a distance of 196.5 feet; turn right an angle of 67 deg. 41' 30" a distance of 49.32 feet; turn left an angle of 34 deg. 40' 20" a distance of 90.0 feet to point of beginning; being in the SE 1/4 of SE 1/4, Section 25, Township 19 South, Range 3 West, Shelby County, Alabama.

As part of the consideration, Grantees herein assume and agree to pay that certain mortgage to Jim Walter Corporation dated Feb. 5, 1971 recorded in Probate Office of Shelby County, Alabama in Mortgage Book 316, page 236, as the same becomes due.

BOOK



19741125000057070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/25/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1974 NOV 25 AM 11:10
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Counsel for McGuire
JUDGE OF PROBATE

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 25th day of November, 1974.

WITNESS:

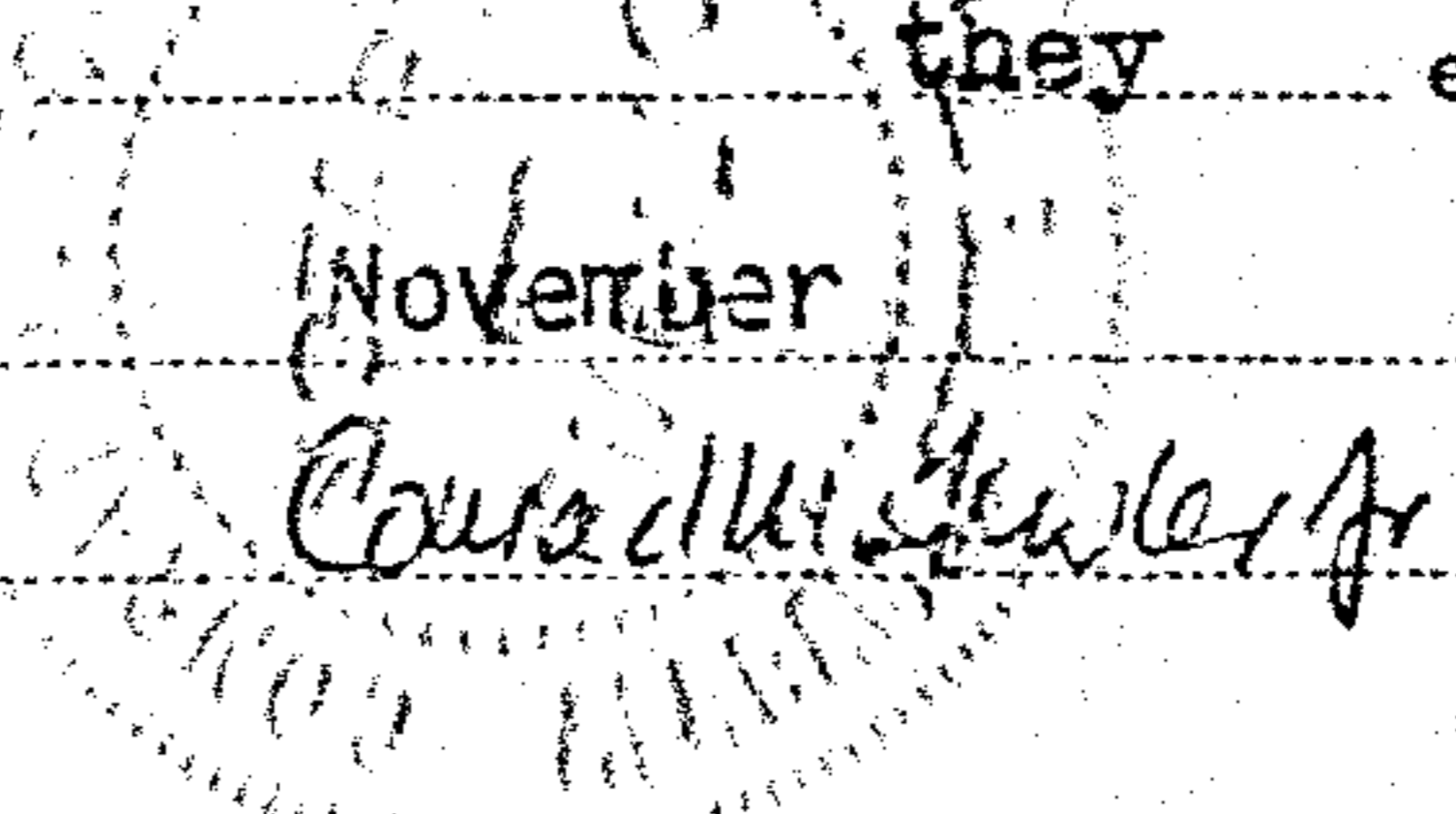
(Seal) _____
(Seal) _____
(Seal) _____
Johnny Ryan McGuire (Seal)
Patricia D. McGuire (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Johnny Ryan McGuire and Patricia D. 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, A. D. 1974.



Notary Public.

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