

This instrument was prepared by

(Name) Carol Kinnebrew

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

3342

19750401000014140 1/2 \$.00
Shelby Cnty Judge of Probate AL
04/01/1975 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100..... DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack A. McGuire, wife Ann E. McGuire, and Alma McGuire, widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

John B. Foster and wife Barbara Ann

(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:

THIS DEED CORRECTS PREVIOUS DEED RECORDED IN VOL. 285, P. 832, SHELBY CO.

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 northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 897.44 feet; thence 89 degrees 19 minutes 08 seconds right, in a southerly direction, a distance of 82.27 feet to the Point of Beginning; thence continue along last described course a distance of 238.06 feet; thence 1 degree 38 minutes 39 seconds left, in a southerly direction, a distance of 51.80 feet; thence 91 degrees 43 minutes 56 seconds right, in a westerly direction, a distance of 125.37 feet to a point on a curve, having a radius of 154.38 feet and a central angle of 20 degrees 45 minutes 26 seconds, thence 90 degrees right to tangent to said curve, and in a northwesterly direction along the arc of said curve to the left a distance of 55.93 feet; thence in a northwesterly direction along a line tangent to said curve, a distance of 59.29 feet to the beginning of a curve to the right having a radius of 25 feet and a central angle of 70 degrees 31 minutes 44 seconds; thence in a northeasterly direction along arc of said curve, a distance of 30.77 feet to the beginning of a curve to the left having a radius of 50 feet and a central angle of 72 degrees 05 minutes 45 seconds; thence in a northerly direction along said curve to the left, a distance of 62.92 feet; thence 76 degrees 58 minutes 01 seconds right from tangent to said curve, in a northeasterly direction, a distance of 163.39 ft. to point of beginning.

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 hands and seal(s), this 1st day of April, 1975.

WITNESS:

John B. Foster (Seal)

Jack A. McGuire (Seal)

Barbara Ann Foster (Seal)

Ann E. McGuire (Seal)

(Seal)

Alma McGuire (Seal)

Alma McGuire

STATE OF ALABAMA

SHELBY COUNTY

Carol S. Kinnebrew

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire, Ann E. McGuire & Alma 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April

A. D., 1975

Carol S. Kinnebrew

Notary Public

BOOK 291 PAGE 417

NW Cor- SE 1/4 - SE 1/4
Sec. 25 - T19S - R3W

19750401000014140 2/2 \$0.00
Shelby Cnty Judge of Probate, AL
04/01/1975 12:00:00AM FILED/CERT

897.44'

12.28

90° 40' 52"

238.06

INSTRUMENT THIS
1975 APR - 1 PM 2:13
Deed
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO. 51.80'

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

Commence
JUDGE OF PROBATE

181° 38' 39"

88° 16' 04"

125.37'

Radial
Scale 1" = 50'

DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY

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