

This instrument was prepared by

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Five Thousand Dollars (\$45,000.00)..... DOLLARS

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

See Mtg 352- Page 457
Jack McGuire and wife, Betty McGuire

(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Adams and wife, B. Catherine Adams

(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:

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 to the point of beginning; thence continue along last described course, a distance of 31.24 feet; thence 42 deg. 06 min. 46 sec. right, in a Southeasterly direction a distance of 244.75 feet to a point on a curve having a radius of 50 feet, last described course being radial to said curve; thence in a Southwesterly direction along the arc of said curve to the left, a distance of 23.90 feet; thence 39 deg. 19 min. 16 sec. right from line tangent to said curve in a Southwesterly direction a distance of 197.05 feet; thence 104 deg. 30 min. right, in a Northwesterly direction, a distance of 271.40 feet; thence 71 deg. 40 min. 30 sec. right, in a Northeasterly direction a distance of 74.50 feet to the point of beginning.

19760224000015780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/24/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 24 AM 9:25
Book 1350
Conrad 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 ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 20th day of February, 1976.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Jack McGuire (Seal)
Betty McGuire (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack McGuire and wife, Betty 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, A. D., 1976.

Michael J. Boyd
Notary Public.