

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law 6493

(Address) 1315 City Federal Building, Birmingham, Alabama 35203

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 Thirty-eight thousand five hundred and no/100 (\$38,500) DOLLARS

See Mtg 355-862  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Tommy G. Combs and his wife Jane C. Combs

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

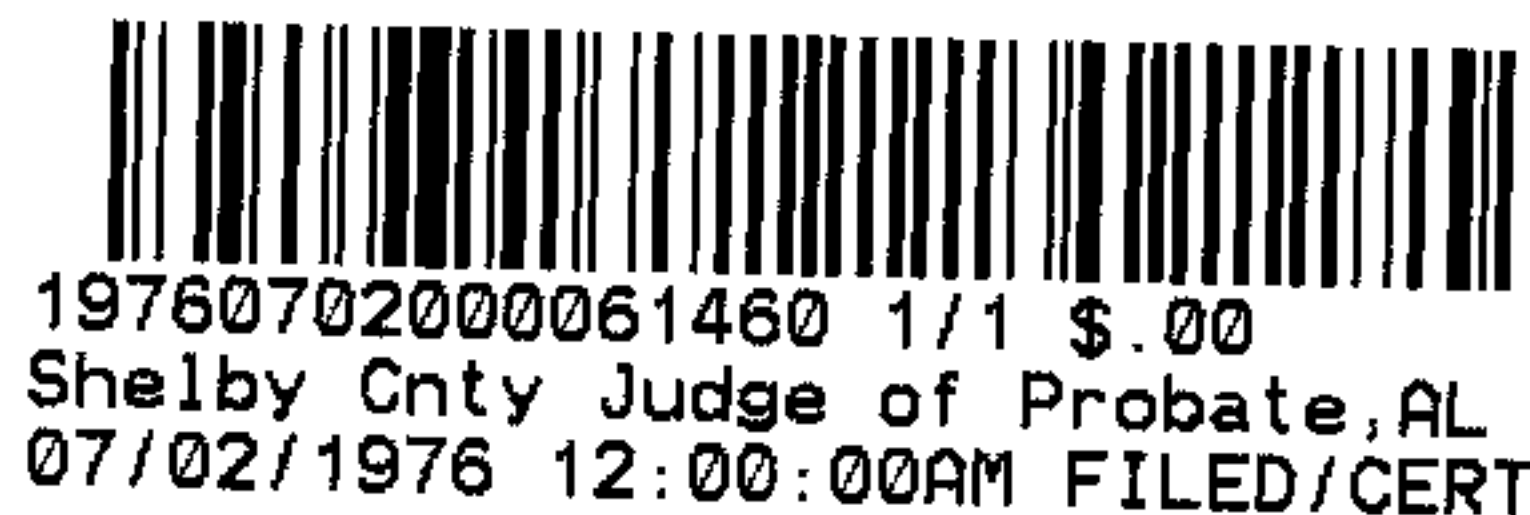
James P. McGuire and Jacqueline A. McGuire

(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:

Commencing at the SE corner of Section 15, Township 19 South, Range 2 West,  
thence northerly along the east boundry of said section a distance of 793.95  
feet to a point; thence turn an angle of 89° 51' 23" to the left for a dis-  
tance of 275.00 feet to the point of beginning; thence turn an angle to the  
left of 90° 08' 37" for a distance of 149.65 feet to a point on the north  
right of way line of County Road No. 14; thence northwesterly along said  
right of way line a distance of 325.60 feet to a point; thence turn an angle  
of 86° 32' 23" to the right for a distance of 130.00 feet to a point; thence  
turn an angle of 90° 08' 37" to the right for a distance of 325.00 feet to  
the point of beginning. Said land being situated in the SE¼ of SE¼, Section  
15, Township 19 South, Range 2 West and containing 1 (one) acre more or less.

Subject to: All easements, restrictions and rights of way of record.

\$30,500 of the above recited sales price was paid for from a mortgage loan  
closed simultaneously herewith.



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 29th

of June, 1976

BOOK 293 PAGE 608  
STATE OF ALA. SHERIFF'S OFFICE  
I CERTIFY THAT  
INSTRUMENT WAS FILED  
1976 JUL -2 AM 9:11  
Deed Jul 800  
Combs & Combs  
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Tommy G. Combs (Seal)  
TOMMY G. COMBS

Jane C. Combs (Seal)  
JANE C. COMBS

(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 Tommy G. Combs and his wife Jane C. Combs  
whose name s 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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 29th day of June, A. D., 1976.

[Signature]  
Notary Public.