

This instrument was prepared by

(Name) Alton Young, Land Surveyor

(Address) Alabaster, Alabama.

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 Two Thousand Dollars----- DOLLARS

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

R. E. Cosper and wife Martha K. Cosper  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Teddy Ray McGuire and wife Sandra F. 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:

From the northeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East run westerly along the north boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 617.46 feet, more or less, to the point of intersection of the north boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and the southwest Right Of Way line of the Central of Georgia Railroad for the point of beginning of the land herein described; Thence continue westerly along last said course for 503.87 feet, more or less, to a point on the northeast Right Of Way line of Alabama State Highway No. 25; Thence run southeasterly along the northeast Right Of Way line of said road for 390.54 feet; Thence turn an angle of 90 degrees to the left and run northeasterly 377.65 feet, more or less, to a point on the southwest Right Of Way line of said Railroad; Thence turn an angle of 91 degrees, 27 minutes to the left and run northwesterly along the southwest Right Of Way line of said railroad for 55.68 feet, more or less, to the point of beginning.

This land being a part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East and being 1.929 acres, more or less.

The above described land subject to easements and restrictions of record.



19761209000119050 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/09/1976 12:00:00 AM FILED/CERT

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 8th day of December, 19 76.

STATE OF ALABAMA  
SHELBY COUNTY  
1976 DEC -9 PM 1:35  
JUDGE OF PROBATE

R. E. Cosper (Seal)  
Martha K. Cosper (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Paul K. Lantieri, a Notary Public in and for said County, in said State, hereby certify that R. E. Cosper and wife Martha K. Cosper whose name R. E. Cosper signed to the foregoing conveyance, and who Martha K. Cosper known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Paul K. Lantieri executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, A. D., 19 76.

Notary Public.

Commission expires August 28, 1977