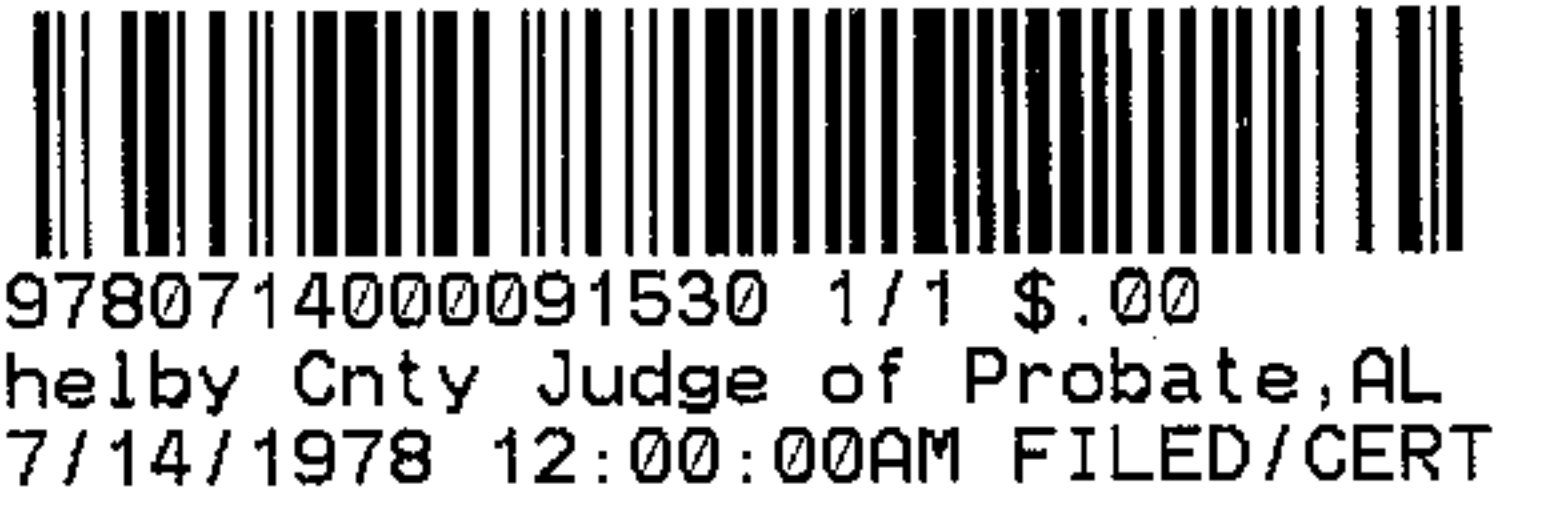


THIS INSTRUMENT PREPARED

NAME Daniel M. Spitler, Attorney 2449  
ADDRESS 1970 Chandalar South Office Park  
Pelham, Alabama 35124  
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.



State of Alabama } Know All Men By These Presents,  
SHELBY COUNTY }

That in consideration Fourteen Thousand Two Hundred Fifty and No/100-----DOLLARS  
to the undersigned grantors, Jack A. McGuire and wife, Ann E. McGuire  
in hand paid by Jackie E. Elliott  
the receipt whereof is acknowledged we the said  
do grant, bargain, sell and convey unto the said Jack A. McGuire and wife, Ann E. McGuire  
the following described real estate, situated in Jackie E. Elliott, an undivided one-half interest in  
Shelby County, Alabama,

to-wit: A parcel of land located in the SE-1/4 of the SE-1/4 of Section 25, Town-  
ship 19 South, Range 3 West, more particularly described as follows: Commence  
at the NW corner of said 1/4-1/4 section; thence in a Southerly direction along  
the Westerly line of said 1/4-1/4 section, a distance of 451 feet; thence 72  
degrees 10' left, in a Southeasterly direction a distance of 210 feet to the  
point of beginning; thence 72 degrees 10' right, in a Southerly direction a  
distance of 74.11 feet; thence 35 degrees 09' 10" left, in a Southeasterly di-  
rection a distance of 177.02 feet; thence 90 degrees left, in a Northeasterly  
direction a distance of 120.96 feet; thence 90 degrees left, in a Northwester-  
ly direction a distance of 180.00 feet; thence 90 degrees left, in a South-  
westerly direction a distance of 26.50 feet; thence 76 degrees 38' 40" right,  
in a Northwesterly direction a distance of 61.56 feet; thence 80 degrees 08'  
26" left in a Southwesterly direction, a distance of 37.64 feet to the point  
of beginning.

Subject to easements and restrictions of record. Mineral and mining rights  
excepted.

And as further consideration the grantee herein expressly assumes and promises  
to pay that certain mortgage to First Federal Savings & Loan Association of  
Bessemer, recorded in Mortgage Book 359, Page 537, in said Probate Office, ac-  
cording to the terms and conditions of said mortgage and the indebtedness there-  
by secured.

\$9,250.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

The undersigned grantors have simultaneously conveyed the undivided balance of  
the property to Sammy J. Johnson and wife, Patsy L. Johnson, with survivorship  
TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

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:

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 and seal, this 11th  
day of July, 19 78.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

State of ALABAMA }  
SHELBY COUNTY } General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Jack A. McGuire and wife, Ann E. McGuire  
whose names are signed to the foregoing conveyance, and who are  
me on this day, that, being informed of the contents of the conveyance they know to me, acknowledged before  
on the day the same bears date. they executed the same voluntarily

Given under my hand and official seal this 11th day of July A.D., 19 78.