

This instrument was prepared by

1336

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Birmingham, Alabama 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-six Thousand and no/100ths - - - Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jack A. McGuire and wife, Ann E. McGuire

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William T. Brashier and Patricia Ann Brashier; and
Lacy C. Cannon and Freda Joan Cannon

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

All that parcel of real property described in Exhibit "A"
attached hereto and by reference incorporated herein as an
integral part hereof.

This conveyance is subject to the following:

1. Taxes for 1979 and subsequent years.

2. Transmission line permits to Alabama Power Company recorded
in Deed Book 101, Page 500; Deed Book 101, Page 569; Deed Book 111, Page 153;
Deed Book 129, Page 38, and Deed Book 240, Page 429, and Deed Book 251, Page
514 in Probate Office.

3. Title to minerals underlying caption lands with mining rights
and privileges belonging thereto.



19781003000132930 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and 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,
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(s) and seal(s), this 30th
day of September, 1978

(Seal)

Jack A. McGuire
Jack A. McGuire

(Seal)

(Seal)

Ann E. McGuire

(Seal)

(Seal)

Ann E. 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 A. McGuire and wife, Ann E. 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30 day of September, A. D., 1978

Robert Driggers
Notary Public

Notary Public

First Bank of Alabama

EXHIBIT "A" ATTACHED TO WARRANTY DEED FROM JACK A.
McGUIRE AND WIFE, ANN E. McGUIRE TO WILLIAM T.
BRASHIER AND PATRICIA ANN BRASHIER; AND LACY C.
CANNON AND FRED A. CANNON DATED SEPTEMBER 30, 1978.

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 SW corner
of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a northerly direction along the westerly line of
said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 450.01 feet to the Point of Beginning; thence con-
tinue along last described course, a distance of 207.08 feet; thence 107 deg. 36
minutes right, in a southeasterly direction, a distance of 209.73 feet; thence 107
degrees 36 minutes left, in a northerly direction, a distance of 111.57 feet;
thence 144 degrees 50 minutes 50 seconds right, in a southeasterly direction, a
distance of 205.72 feet; thence 90 degrees left, in a northeasterly direction, a
distance of 18.00 feet; thence 90 degrees right, in a southeasterly direction, a
distance of 173.68 feet; thence 97 degrees 29 minutes 10 seconds right, in a
southwesterly direction, a distance of 37.17 feet; thence 89 degrees 31 minutes
left, in a southeasterly direction, a distance of 146.30 feet; thence 139 degrees
32 minutes right, in a northwesterly direction, a distance of 504.92 feet to the
Point of Beginning.

STATE OF ALA. SHELBY CO.
IDENTIFY THIS
DOCUMENT FILE

Deed 1st - See Orig. 383-674
1073 OCT -3 PM 12:56

Thomas P. Lawrence, Jr.
JUDGE OF PROBATE

Rec. 400
Ded. 100
500



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