This instrument was prepared by

(Name) A. Dwight Blair, Attorney at Law

(Address) 117 Ninth Street NE Leeds, Alabama 35094

19790302000025470 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/02/1979 12:00:00AM FILED/CERT

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 Forty One Thousand Nine Hundred and 00/100--------($41,900.00)-- DOLLARS

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

Teddy Ray McGuire and wife, Sandra F. McGuire

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

William Joe Clinkscales and wife, Clara R. Clinkscales

(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 ¼ of the SE ¼ of Section 24, Township 18 South, Range 1 East, run Westerly along the North boundary line of said ¼-¼ Section 617.46 feet, more or less, to the point of intersection of the North boundary line of said ¼-¼ Section and the Southwest right-of-way of the Central of Georgia Railroad for the point of beginning of the land herein described; thence continue Westerly along the last said course for 503.87 feet, more or less, to a point on the Northeast right-of-way 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 ¼ of the SE ¼ of Section 24, Township 18 South, Range 1 East, and being 1.929 acres, more or less. Situated in Shelby County, Alabama.

Subject to:

1. Easements and restrictions of record.
2. Right of way for a public road condemned by Shelby County in Probate Court of Shelby County, Alabama, under the Court's Decree of Condemnation dated June 16, 1963, recorded in Probate Minutes 17. Page 294.

$38,700.00 of the above consideration was paid 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 27th day of February, 19 79

Rec 388-846

WITNESS:

Teddy Ray McGuire (Seal)

Teddy Ray McGuire (Seal)

Sandra F. McGuire (Seal)

Sandra F. McGuire (Seal)

(Seal) (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teddy Ray McGuire and wife, Sandra F. McGuire whose name 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 27th day of February A. D., 19 79

Notary Public.