This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW 1214

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALA. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 AND OTHER VALUABLE SUMS OF CONSIDERATION DOLLARS

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

CLARA MAE NOLEN AND HUSBAND, JAMES NOLEN

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

JAMES CLOVIS GUY AND WIFE, LEXIE GUY

(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:

Commence at the SE corner of the NW Quarter of the NW Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence northerly along the east line of said quarter-quarter 210.0 feet to a point; thence 87 degrees 15 minutes left and run westerly 105.0 feet to the point of beginning of Quit Claim Parcel 'B'; thence 92 degrees-45 minutes left and run southerly 105.0 feet to a point; thence 173 degrees-27 minutes left and run southerly 105.11 feet to a point; thence 93 degrees-48 minutes left and run westerly 12.0 feet to the point of beginning, containing 629.28 square feet.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.

2. Easements, restrictions, building lines, if any, of record.

THIS DEED IS GIVEN TO CLEAR TITLE

321 717

19790830000111700 1/1 $.00
Shelby Cnty Judge of Probate, AL
08/30/1979 12:00:00AM 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 day of August, 1979.

WITNESS:

Clara Mae Nolen (Seal)
CLARA MAE NOLEN

James Nolen (Seal)
JAMES NOLEN

(Seal) (Seal)

Clear Title
AUG 30 AM 9 41
Pat Delaney
$1.00 .75

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLARA MAE NOLEN AND WIFE, JAMES NOLEN 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 1 day of August A. D., 1979

Notary Public.

W. J. WYNN
621 CITY FEDERAL BUILDING
BIRMINGHAM, ALA. 35203