

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and other valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Guy H. Wolfe and wife Betty S. Wolfe of Rt 4, BX 291, Montevallo, AL 35115 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Richard Guest and wife Linda Sue Guest of Rt 4, Montevallo, AL 35115 (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:

A lot or parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §3, Twp 22S, R4W, more particularly described as follows: Commence at the point of intersection of the E line of the above said $\frac{1}{4}$ and the Southeasterly right of way line of Shelby County Highway No. 54, thence run in a Southwesterly direction along said right of way line for a distance of 250.21 feet to the point of beginning. Thence continue along same line for a distance of 105.0 feet, thence turn 56°20' to the left for a distance of 210.0 feet, thence turn 123.40' to the left for a distance of 105.0 feet, thence turn 56°20' to the left for a distance of 210.0 feet to the point of beginning.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 30 August 1982.

Witness:

Susan Henry

Guy H. Wolfe (Seal)

Betty S. Wolfe (Seal)

(Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Guy H. Wolfe and wife Betty S. Wolfe, whose names are signed to the foregoing conveyance, and who are (made) 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 August 1982.

CLERK OF PROBATE
SHELBY COUNTY, ALABAMA

1982 DEC 28 PM 1:14

Notary public

CLERK OF PROBATE
SHELBY COUNTY, ALABAMA

Deed 50

Rec. 1.50

0.00

3.00