

(Name) Greg C. Hill and Deborah A. Hill
 Route 1 Box 280-B
 (Address) Helena,

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law
 1600 City Federal Building
 (Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
 SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and No/100 (\$55,000.00) DOLLARS

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

ERNEST McGUIRE, a single man

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

GREG C. HILL and DEBORAH A. HILL

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land located in Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Section 22, thence in a Northerly direction, along the West line of said Section 22, a distance of 200.00 feet, thence 92 degrees 23 minutes right, in a Southeasterly direction, a distance of 307.8 feet to the East right of way boundary of a roadway; thence 92 degrees 23 minutes left, in a Northerly direction along said East boundary, a distance of 272.0 feet to the point of beginning; thence continue along last described course along said East boundary a distance of 144.93 feet; thence 93 degrees 43 minutes 06 seconds right, in a southeasterly direction, a distance of 172.27 feet; thence 86 degrees 16 minutes 54 seconds right in a Southerly direction a distance of 140.91 feet; thence 92 degrees 23 minutes right, in a Northwesterly direction a distance of 172.06 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1984.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 188, Page 54, in Probate Office of Shelby County, Alabama.

\$52,500.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 4th

day of May, 1984.

STAMP: SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 see pty 448-247
 1984 MAY -8 AM 10:06

Deed by - 254
 150
 500 (Seal)

Ernest McGuire (Seal)
 Ernest McGuire

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

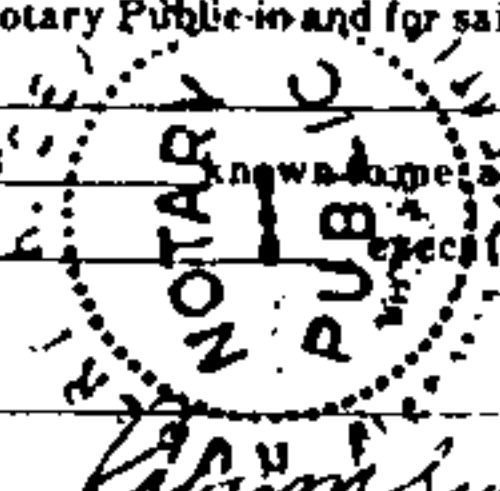
hereby certify that **ERNEST McGUIRE, a single man**

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he specified the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4th day of May, A.D. 1984



Notary Public