

This instrument was prepared by

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Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of -----EIGHT THOUSAND AND NO/100 (\$8,000.00)-----DOLLARS

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

RICKY L. SHANER and wife, VICKI L. SHANER,

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

JAMES MCGUIRE and wife, MAGGIE MCGUIRE,

(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 parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 7; thence run North along the East line of said Section 7 a distance of 1031.38 feet; thence turn left 87 deg. 08 min. 05 sec. a distance of 738.11 feet to the point of beginning; thence continue last course a distance of 200.00 feet; thence turn left 92 deg. 51 min. 55 sec. a distance of 611.49 feet to the centerline of Highway No. 340; thence turn left 81 deg. 10 min. 09 sec. along said Highway a distance of 179.66 feet; thence turn right 00 deg. 50 min. 08 sec. along said Highway a distance of 22.54 feet; thence turn left 99 deg. 39 min. 59 sec. a distance of 632.86 feet to the point of beginning. LESS AND EXCEPT that part lying within the public highway right of way; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 121 and Deed Book 129 page 40 in Probate Office of Shelby County, Alabama. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 237 page 378 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities related thereto, including rights conveyed in Deed Book 76 page 81 in Probate Office of Shelby County, Alabama.

Grantor does not warrant the property North of the fence lines on the survey of Johnye Horton dated November 17, 1983.

Subject to any portion of the property that lies within the right of way of Public Road.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Tom Cory Realty, Inc., as recorded in Mortgage Book 439 page 908; which said mortgage was assigned to Jimmie B. Cory in Misc. Book 54 page 327 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 28th

day of May, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1985 JUN -5 AM 8:54

JUDGE OF PROBATE

Ricky L. Shaner

Vicki L. Shaner

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky L. Shaner and wife, Vicki L. Shaner 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 28th day of

May

A. D. 1985.