

This instrument was prepared by

(Name) JOHN F. TANNER, ATTORNEY
P. O. BOX 37
(Address) PELHAM, ALABAMA 35124



This Form furnished by:

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.

Value \$15,500.00

That in consideration of ONE AND NO/100 (\$100) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Margaret C. Martin, a widow,
(herein referred to as grantors) do grant, bargain, sell and convey unto Michael S. McGuire and wife, Lucinda 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:

The North 10 acres of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a point of beginning of this description; thence run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 326.2 feet; thence East with an interior angle of 89 degrees 42 minutes 30 seconds for a distance of 1335.55 feet to a point on the East $\frac{1}{4}$ - $\frac{1}{4}$ line; thence North along the East $\frac{1}{4}$ - $\frac{1}{4}$ line forming an interior angle of 90 degrees 20 minutes 15 seconds for a distance of 326.2 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 1335.81 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and point of beginning of this description.

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BOOK

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, I have hereunto set my hand(s) and seal(s), this 6th day of November, 1986

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Doc. Tax \$ 15.50 (Seal)

Reg. Tax (Seal)

Recording Fee 2.50 1986 NOV -6 AM 10:13 (Seal)

Indexing Fee 1.00 (Seal)

TOTAL 19.00 JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Patricia A. Kuyper, a Notary Public in and for said County, in said State, hereby certify that Margaret C. Martin, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, A. D., 1986

Form ALA-31

RE 1 Box 703

Maylene, AL 35111

Notary Public.