

This instrument was prepared by

(Name) John F. Tanner, Attorney

(Address) P. O. Box 37
Pelham, AL 35124

This Form furnishes

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 5,000

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

AND OTHER GOOD AND VALUABLE CONSIDERATION,
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:

A parcel of land containing 1.05 acres, more or less, located
in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 20 South, Range 4 West,
Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a point
of beginning of this description; thence run North along the West
 $\frac{1}{4}$ - $\frac{1}{4}$ line 136.0 feet; thence deflect right 61 degrees 20 minutes
and run Northeast 262.13 feet; thence deflect right 118 degrees
40 minutes and run South 260.41 feet to a point on the South
boundary of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 26, Township 20 South,
Range 4 West; thence run West along the South $\frac{1}{4}$ - $\frac{1}{4}$ line 230.0
feet to the point of beginning.

98 PAGE 844

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 14th
day of October, 1986

WITNESS:

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

1. Doc. Tax \$ 5.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.50

1986 NOV -6 AM 10:13 (Seal)
JUDGE OF PROBATE (Seal)

Margaret C. Martin (Seal)
Margaret C. Martin (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Patricia A. Ringold, 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 14th day of October, A. D., 1986

Patricia A. Ringold
Notary Public.