

This form furnished by:

TITLE NOT EXAMINED

567

This instrument was prepared by: (Name) WATSON & JOHNSON (Address) P. O. Box 987 Alabaster, Ala. 35007

Send Tax Notice to: (Name) Mr. and Mrs. John A. McGuire (Address) Route 4, Box 987 Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) 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, Jack A. McGuire, a single man, and Jean Weldon McGuire, a single woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto John A. McGuire and Audrey S. 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:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and run thence N 89°-53'-20" E along the North line of said quarter-quarter a distance of 649.80' to a point, thence run S 2°-20'-10" E a distance of 1,146.24' to the point of beginning of the property, Parcel No. 1, being described, thence continue last described course a distance of 69.45' to a point, thence run S 64°-06'-53" W a distance of 345.82 to a point on the East margin of Cherokee Trail, thence run N 1°-57'-01" W along the said East margin of Cherokee Trail a distance of 238.56' to a point, thence run N 89°-57'-12" E a distance of 306.85' to the point of beginning, containing 1.08 acres and marked at each corner with a steel rebar pin or pipe. Property is subject to an existing easement or right of way to Alabama Power Company as shown hereon and to all agreements, easements, restrictions and/or limitations of probated record or applicable law or regulation.

BOOK 170 PAGE 627

Legal description furnished by Grantors and Grantees.

This is a deed of correction wherein the previous description from Grantors and Grantees contained an incorrect legal description.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUT hand(s) and seal(s), this 5th day of February, 1988.

WITNESS

(Seal) (Seal) (Seal)

Jack A. McGuire (Seal) Jean Weldon McGuire (Seal)

STATE OF ALABAMA SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire, a single man, and Jean Weldon McGuire, a single woman, 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 5th day of February A.D., 1988

Jamie E. [Signature]

CHEROKEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, Joseph E. Conn, Jr, a registered land surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown and described hereon.

PARCEL NO. 1

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama and run thence N 89°-53'-20" E along the North line of said quarter-quarter a distance of 649.80' to a point, Thence run S 2°-20'-10" E a distance of 1,146.24' to the point of beginning of the property, Parcel No. 1, being described, Thence continue last described course a distance of 69.45' to a point, Thence run S 64°-06'-53" W a distance of ~~345.82~~ to a point on the East margin of Cherokee Trail, Thence run N 1°-57'-01" W along the said East margin of Cherokee Trail a distance of 238.56' to a point, Thence run N 89°-57'-12" E a distance of 306.85' to the point of beginning, containing 1.08 acres and marked at each corner with a steel rebar pin or pipe. Property is subject to an existing easement or right of way to Alabama Power Company as shown hereon and to all agreements, easements, restrictions and / or limitations of probated record or applicable law or regulation.

According to my survey this 8th day of August, 1987

Joseph E. Conn, Jr
Alabama registered number 9049 A B A M A
Survconn

File No. 3152
Jack McGuire
New Hope area
Aug. 1987

829 PAGE 011 1009



SURVCONN
ENGINEERS • SURVEYORS

Accepted 12/10/87 1/4 line of

N.W. CORNER
N.W. 1/4 - S.W. 1/4
SEC. 22, T.5.19S, R.2W.
SHELBY COUNTY, ALABAMA

John A. McIlwain +
Judrey S. McIlwain
Rt. 4, Box 987
Blount, AL 35007
663-3080

CHEROKEE TRAIL (ASPHALT)

N 1° 57' 01" W — 238.56'

ALABAMA

S 64° 06' 53" W —

345.82'

POWER

COMPANY

PARCEL NO. - 1
1.08 ACRES

N 89° 57' 12" E — 306.85'



SCALE : 1" = 50'

1. Deed Tax	\$ Re. Rec.
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	8.50

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

88 FEB - 9 PM 12: 56
JUDGE OF PROBATE

69.45' 5 2° 20' 10" E

5 2° 20' 10" E

1196.24'