

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571

Central Office
(205) 988-5600

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

2103
Send Tax Notice to:
(Name) Mr. and Mrs. Jack A. McGuire
(Address) 1816 Trail Ridge Drive
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND FIVE HUNDRED THIRTEEN & 50/100 (\$13,513.50) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, REID LONG, a married man, ELLIE B. GLASSCOX, a married man & ROY MARTIN, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

JACK A. MCGUIRE and wife, ANN E. 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:

Tract 7, according to the Survey of Four Wing Lake Estates as recorded in Map Book 12 page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

This property does not constitute the homestead of the Grantors herein.

AMOUNT OF WARRANTY DEED PAID FROM PROCEEDS OF MORTGAGE
DEED FILED SIMULTANEOUSLY

NO TAX COLLECTED

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 4.00
TOTAL 6.50

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 our hand(s) and seal(s), this 27th day of June, 19 89.

WITNESS

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

89 JUN 30 PM 2:43

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reid Long, a married man, Ellie B. Glasscox, a married man & Roy Martin, a married man 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 27th day of June A.D., 19 89

2/25/90

2/25/91

My Commission Expires:

David M. Spitler
Pelham Ala.

Notary Public