

THIS INSTRUMENT PREPARED BY:

NAME: Thomas L. Foster, Attorney

ADDRESS: 1201 N. 19th St., B'ham, AL 35234

Send Tax Notice To:

Mr. David T. Gant

1332 12<sup>th</sup> St.

Pleasant Grove, Al.

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --One Hundred & 00/100-- (\$100.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jack McGuire and Roy Martin, both married men  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Quaker Square Development Co., Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

A part of Lot 11A, Moss Bend as recorded in Map Book 14, page 57, in the Office of  
the Judge of Probate of Shelby County, Alabama, and being described as follows:

Commence at the NW corner of said Lot 11A and run S 16°18'05" W 417.59' to the point  
of beginning; thence S 18°00'30" E and run 22.45'; thence S 10°07'56" W and run  
69.65'; thence S 80°17'31" W and run 148.49'; thence N 16°24'20" E and run 318.11'  
to the point of beginning. Containing 0.57 acres more or less and situated in  
Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
if any, of record.

Subject to ad valorem taxes for the current tax year.

This property is not the homestead of the undersigned grantors.

1. Dead Tax	50
2. Mtg. Tax	50
3. Recording Fee	3.50
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	7.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 9th day of April, 1991.

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

91 APR 15 PM 2:05

JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack McGuire and Roy Martin, both married whose name is AKA signed to the foregoing conveyance, and who AKA 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 9th day of April, A. D., 1991.

Notary Public.