

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205)833-1571  
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This instrument was prepared by:

(Name) Courtney Mason & Associates, PC  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Edwin W. Goza  
(Address) 381 Ozley Road  
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 NINETY EIGHT THOUSAND NINE HUNDRED AND NO/100THS DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James McGuire and wife, Maggie McGuire

(herein referred to as grantors) do grant, bargain, sell and convey unto Edwin W. Goza and wife, Deborah J. Goza

(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, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 7; thence run North along the East line of said Section 7 a distance of 1031.38 feet; thence turn left 87 deg. 08 min. 05 sec. a distance of 738.11 feet to the point of beginning; thence continue last course a distance of 200.00 feet; thence turn left 92 deg. 51 min. 55 sec. a distance of 611.49 feet to the centerline of Highway #340; thence turn left 81 deg. 10 min. 09 sec. along said Highway a distance of 179.66 feet; thence turn right 00 deg. 50 min. 08 sec. along said Highway a distance of 22.54 feet; thence turn left 99 deg. 39 min. 59 sec. a distance of 632.86 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except that part lying within the public right of way. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$79,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-15969

08/05/1992-15969  
09:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JCI MCD 26.30

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.

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 30th day of July, 19 92.

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

James R. McGuire (Seal)  
James McGuire

\_\_\_\_\_  
(Seal)  
Maggie McGuire

Maggie McGuire (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James McGuire and wife, Maggie McGuire whose name 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 30th day of July, A.D., 19 92

My Commission Expires:

3-5-95 COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public