

SEND TAX NOTICE TO:

(Name) Joseph F. McGuire

(Address) 44 McGuire Lane
Pellham, AL 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alfred E. McGuire and wife, Anna Louise McGuire

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph F. McGuire and Cheryl Lynn McGuire

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land containing 1.0 acres, more or less, located in the Southwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence run North along the West Section line of Section 22 a distance of 513.60 feet to the point of beginning; thence continue along the same course a distance of 156.80 feet; thence right 92 degrees 21 minutes 54 seconds a distance of 277.24 feet to the West right of way of McGuire Lane; thence right 87 degrees 36 minutes 05 seconds a distance of 156.80 feet along said West right of way; thence right 92 degrees 23 minutes 52 seconds a distance of 277.34 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Barton F. Carr, PLS #16685, dated April 26, 1993.

Subject to taxes for 1993 and subsequent years, easements, restrictions, permits, and rights of way of record.

Inst # 1993-15319

05/27/1993-15319
11:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 7.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 27th day of May, 19 93.

WITNESS:

(Seal) Alfred E. McGuire (Seal)

(Seal) _____ (Seal)

(Seal) Anna Louise McGuire (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alfred E. McGuire and wife, Anna Louise McGuire whose name s are signed to the foregoing conveyance, and who are they 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 May, A. D., 19 93

Maude J. Wilder
Notary Public.

Inst # 1993-15319