

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Joseph F. McGuire
44 McGuire Lane
Pelham, AL 35124

PARCEL# 10-5-22-0-002-055.002

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JERRY DAILEY, a married man**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **JOSEPH F. MCGUIRE AND CHERYL L. MCGUIRE**, (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

A parcel of land 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.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

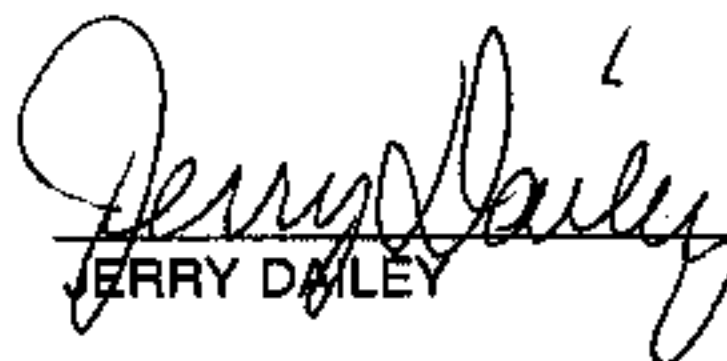
\$ 75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the Grantor's spouse. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and 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, I have hereunto set my hand and seal, this 23rd day of September, 1993.


JERRY DAILEY


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JERRY DAILEY, a married man**, whose name is signed to the foregoing conveyance, and who is 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 the 23rd day of September, 1993.

My Commission Expires: 11/20/96

zmcguire1


Notary Public
09/30/1993-30147
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 33.50

Inst. # 1993-30147