

**This instrument prepared by:**

(Name) John W. Clark, Jr., Clark & Scott, P.C.

(Address) 3500 Blue Lake Drive, Suite 315, Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND 00/100 ~~--- five hundred dollars ---~~ \$100.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Loudell Walker Gay, a married woman, Robert Walker Hodgkins, a married man and Robert W. Hodgkins and Barbara D. Hodgkins, as ancillary administrators of the Estate of Jack C. Hodgkins, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto Todd M. McGuire and wife, Lori L. 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:

Begin at the N.E. corner of the S.E. 1/4 of the S.E. 1/4 of Section 24, Tp. 18 South, Range 1 East and run west along the north line of said 1/4-1/4 section 246.48 feet; thence turn 44 degrees 53 minutes and 56 seconds left and run 489.12 feet; thence turn 104 degrees 51 minutes and 27 seconds left and run 180.00 feet; thence turn 75 degrees 08 minutes and 33 seconds left and run 617.57 feet to the P.O.B. containing 2.2 acres more or less. Subject to any rights-of-ways, easements, reservations or restriction of public record.

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 we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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(s) and seal(s), this 8th day of April, 1993.

WITNESS:

Catherine Brasher (Seal) Loudell Walker Gay  
Loudell Walker Gay, married woman

STATE OF Alabama )  
Shelby COUNTY )

I, Jayce J. Blackberry, a Notary Public in and for said County, in said State, hereby certify that Loudell Walker Gay 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 1992. 1993

Jayce J. Blackberry  
Notary Public

Inst # 1993-40152

Lori McGuire  
234 Hwy. 45  
Sterrett, AL 35147

12/14/1993-40152  
02:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HJS 13.50

WITNESS:

Nina M. Nutt (Seal)

Robert Walker Hodgkins  
Robert Walker Hodgkins, a married man

STATE OF Alabama  
Jefferson COUNTY )

I, Janice Gore, a Notary Public in and for said County, in said State, hereby certify that Robert Walker Hodgkins whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of April, 1993.

Janice Gore  
Notary Public

My Commission Expires March 7, 1994

WITNESS:

Nina M. Nutt (Seal)

Barbara D. Hodgkins  
Robert W. Hodgkins  
Robert W. Hodgkins, and Barbara D. Hodgkins, as Administrators of the Estate of Jack C. Hodgkins, deceased

STATE OF Alabama  
Jefferson COUNTY )

12/14/1993-40152  
02:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, Janice Gore, a Notary Public in and for said County, in said State, hereby certify that Robert W. Hodgkins whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of April, 1992?

Janice Gore  
Notary Public

My Commission Expires March 7, 1994

WITNESS:

Barbara Martin (Seal)

Todd M. McGuire  
Lori L. McGuire  
Todd M. McGuire and wife, Lori L. McGuire

STATE OF Alabama  
Cass COUNTY )

I, Gail Williams, a Notary Public in and for said County, in said State, hereby certify that Todd M. & Lori L. McGuire 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of April, 1992?

Gail Williams  
Notary Public

STATE OF Georgia  
DeKalb COUNTY )

I, Catherine Shahkeydari, a Notary Public in and for said County, in said State, hereby certify that Barbara D. Hodgkins whose names \_\_\_\_\_ 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of October, 1993.

Catherine Shahkeydari  
Notary Public, DeKalb County, Georgia  
My Commission Expires September 23, 1996