

\$15,000.00

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571

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(205) 988-5600

This instrument was prepared by:
(Name) Gwendolyn Faye McGuire
(Address) 20 Albright Lane
Vincent, AL 35178

Send Tax Notice to:
(Name) James Keith Taylor
(Address) P.O. Box 179
Vincent, AL 35178

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100--\$15,000.00 and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged by the grantor, Billy Ray McGuire and wife, Gwendolyn Faye McGuire (herein referred to as grantors) do grant, bargain, sell and convey unto James Keith Taylor and Billy Ray McGuire and wife, Gwendolyn Faye McGuire (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SE corner of the NW1/4 of the NE1/4 of Section 35, Township 15 South, Range 2 East, run thence West along North line of said 1/4 section for a distance of 179.0 feet to the Westerly boundary of U.S. Highway No. 231; thence turn an angle to the left of 104°29' in a Southeasterly direction and along said boundary of said highway for a distance of 19.2 feet to point of beginning; thence continue along same line for a distance of 125.0 feet; thence turn an angle to the right of 97°44' in a Southwesterly direction for a distance of 125.0 feet; thence turn an angle to the right of 82 deg. 14' in a Northwesterly direction for a distance of 125.0 feet; thence turn an angle to the right of 97°44' in a northeasterly direction for a distance of 125.0 feet to point of beginning, according to survey of Robert W. Ray, dated April 28, 1964.

09/27/1994-23252
09125 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 04.50

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 for such survivor forever, together with every contingent remainder and right of reversion.

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 hands and seals, this 20th day of September, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Billy Ray McGuire (Seal)
Gwendolyn Faye McGuire (Seal)
Gwendolyn Faye 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 Billy Ray McGuire and Gwendolyn Faye McGuire, whose name is 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, A.D. 19 94.

6-1-96
My Commission Expires

Janice Riley
Notary Public



19940927000292521 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/27/1994 09:25:21 FILED/CERTIFIED