

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091205/665-5102
205/665-5076Send Tax Notice to: **Edward E. Guy and
Maude L. Guy**
(Name)(Address) **4582 Hwy. 119,
Montevallo, AL 35115**

MINIMUM VALUE: \$1,000.00

WARRANTY DEED**STATE OF ALABAMA****SHELBY****COUNTY }****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of **ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS**to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
EDWARD E. GUY and wife, MAUDE L. GUY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JOY GUY JOHNSON, SUSAN GUY WINSLETT, and PAMELA GUY FLETCHER, as tenants in common

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

A parcel of land situated partly in the NW 1/4 of SE 1/4 and partly in the NE 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 3 West, more particularly described as follows:

Begin at the northwest corner of NW 1/4 of SE 1/4 of said Section 2, thence proceed in a southwesterly direction along a line at an angle of 6 deg. 5' to the right from the west line of said quarter-quarter section a distance of 95.3 feet to the point of beginning; thence at an angle to the left of 90 deg. 03' a distance of 112.1 feet; thence at an angle to the right of 92 deg. 27' a distance of 101.4 feet; thence at an angle to the right of 87 deg. 08' a distance of 107.6 feet to the east right-of-way line of State Highway No. 119, said right-of-way line being in a curve to the left at this point; thence at an angle to the right of 90 deg. 27' to a chord of this curve and along said chord a distance of 102.5 feet to the point of beginning.

SUBJECT TO:

Transmission line permit to Alabama Power Company recorded in Deed Book 113, page 369, in said Probate Office; and Right-of-Way to Shelby County dated May 28, 1946 and recorded in Deed Book 124, page 251, in said Probate Office.

THE GRANTORS HEREIN, EDWARD E. GUY AND MAUDE L. GUY HEREBY RESERVE A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE, FOR AND DURING THE LIVES OF SAID GRANTORS, OR EITHER OF THEM.1996-3440
11-11-96
CERTIFIED
JUDGE OF PROBATE**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of October, 19 96

(Seal)

(Seal)

(Seal)

Edward E. Guy
Maude L. Guy
OCT 12 1996 SHERIFF OF ALABAMA
SHERIFF CERTIFIED
SHERIFF JUDGE OF PROBATE
001 MCD 9.50

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA**SHELBY****County }****General Acknowledgment**I, the undersigned authority in said State, hereby certify that **Edward E. Guy and wife, Maude L. Guy** a Notary Public in and for said County,

whose name(s) 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 11th day ofOctober
1996

My Commission Expires:

L. Mitchell K. Spears
Notary Public1996-3440
Inst