

This instrument was prepared by:

(Name) Brenda H. Clayton(Address) P.O. Box 9Pelham, Al. 35124

Send Tax Notice to:

(Name) A. J. McGuire(Address) 2075 Old Montgomery Hwy. 31Birmingham, Al. 35244**WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS.**That in consideration of One hundred fifty thousand dollars and no/100-----
(\$150,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Frances McGuire, a married woman

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

A. J. McGuire, a married man

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

Shelby County, Alabama, to-witHer interest in lot 1, according to the Survey of Riverchase Trade Center,
as recorded in Map Book 12 Page 24, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

This property is not homestead property as defined by the Code of Alabama.

THE PREPARER OF THIS DOCUMENT
HAS NOT EXAMINED TITLE TO THE
PROPERTY DESCRIBED HEREIN AND
MAKES NO CERTIFICATION AS TO
TITLE
1997-0475202/13/1997-04752
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 158.50

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, his
her or 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 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 February, 19 97Frances McGuire (Seal)

(Seal)

(Seal)

STATE OF ALABAMAShelby**County****General Acknowledgment**I, **Brenda H. Clayton**
in said State, hereby certify that **Frances McGuire**

a Notary Public in and for said County

whose name(s) is signed to the foregoing conveyance, and who
day that, being informed of the contents of the conveyance,is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears dateGiven under my hand and official seal, this 11th day of February, 19 974/27/97
My Commission Expires:Brenda H. Clayton
Notary Public