

SEND TAX NOTICE TO:

(Name) Thomas McGuire
5577 Surrey Lane
 (Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
 (Address) Birmingham, Al. 35216

Form 1-1-3 Rev. 6-68
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred thirty-one thousand and no/100 (\$131,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kevin W. Johnson and his wife Joni Johnson

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas McGuire and Vicki S. 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:

Lot 50, according to the Survey of Wagon Trace, as recorded in Map Book 6, Page 140
 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
 Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$124,450.00 of the above mentioned purchase price was paid for from a mortgage
 loan which was closed simultaneously herewith.

Inst # 1998-34110

08/01/1998-34110
 10761-101 CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 13.25

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 (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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 28
 day of August, 19 98

WITNESS:

(Seal)
 (Seal)
 (Seal)

Kevin W. Johnson (Seal)
KEVIN W. JOHNSON
Joni Johnson (Seal)
JONI JOHNSON (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Kevin W. Johnson and his wife Joni Johnson
 whose name is 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 have executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 28 day of August, A.D. 19 98

[Signature]
 Notary Public

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