

WARRANTY DEED

Inst # 1999-00788

STATE OF ALABAMA  
JEFFERSON COUNTY

01/07/1999-00788

09:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CM 14.50

*1600.00  
x 1000  
Value*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Two Thousand Dollars and no/100 Dollars (\$52,000.00) and other good and valuable consideration to the undersigned grantors, TODD M. MCGUIRE and wife, LORI L. MCGUIRE in hand paid by the grantee, BRANDON REED, II the receipt whereof is hereby acknowledged the said TODD M. MCGUIRE and wife, LORI L. MCGUIRE do grant, bargain, sell and convey unto the said BRANDON REED, II the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit "A" for legal description

\$50,400.00 of the above consideration is paid by a purchase money mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, BRANDON REED, II and his assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 18th day of December, 1998.

WITNESS:

*Todd M. McGuire*  
TODD M. MCGUIRE

*Lori L. McGuire*  
LORI L. MCGUIRE

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Todd M. McGuire and Lori L. McGuire, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 18th day of December, 1998.



*F. Wayne Keith*  
Notary Public

This Instrument was prepared by:  
F. Wayne Keith, Attorney  
400 Vestavia Parkway, Suite 250  
Birmingham, Alabama 35216

Send Tax Notice to:  
Brandon Reed II  
234 Highway 45  
Sterrett, Alabama 35147

PARCEL I:

Commence at the NE corner of the SE ¼ of the SE ¼ of Section 24, Township 18 South, Range 1 East and run South 42°13'35" west for 617.57 feet to the point of beginning; thence continue along last described course 250.00 feet to the North R.O.W. line of Shelby County Road No. 45; thence turn 75°08'33" right and run along said R.O.W. line 180.00 feet; thence turn 104°51'27" right and run 250.00 feet; thence turn 75°08'33" right and run 180.00 feet to the P.O.B., situated in Shelby County, Alabama.

PARCEL II:

Begin at the NE corner of the SE ¼ of the SE ¼ of Section 24, Township 18 South, Range 1 East and run West along the North line of said ¼-¼ section 246.48 feet; thence turn 44°53'56" left and run 739.12 feet to the North R.O.W. line of Shelby County Road No. 45; thence turn 104°51'27" left and run along said R.O.W. line 180.00 feet; thence turn 75°08'33" left and run 867.57 feet to the P.O.B., situated in Shelby County, Alabama.

Exhibit "A"

*LMS. TM*

*2.00  
7.00  
9.00*

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