

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
TODD M. MCGUIRE
LORI L. MCGUIRE
3306 Highway 109
Wilsonville, AL 35186

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/JTWROS

10,000
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, I/we **EDWARD E. BLACKERBY** and wife, **JOYCE J. BLACKERBY**, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **TODD M. MCGUIRE** and **LORI L. MCGUIRE** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama:

Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 0 degrees 02 minutes 50 seconds West for a distance of 646.69 feet; thence South 79 degrees 43 minutes 48 seconds East a distance of 627.90 feet for the **POINT OF BEGINNING**; thence continuing Easterly along said line, a distance of 224.17 feet to the West right of way line of Shelby County No. 109; thence North 10 degrees 04 minutes 01 seconds East along said road right of way line for a distance of 93.06 feet; thence North 7 degrees 04 minutes 00 seconds East along said road right of way line for a distance of 105.14 feet; thence North 79 degrees 42 minutes 29 seconds West, a distance of 224.07 feet; thence South 8 degrees 30 minutes 10 seconds West, a distance of 198.22 feet to the **POINT OF BEGINNING**; said described tract containing 1.03 acres, more or less.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

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.

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04/13/1999-15610
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 21.00

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 6th day of April, 1999.

Edward E. Blackerby
EDWARD E. BLACKERBY

Joyce J. Blackerby
JOYCE J. BLACKERBY

STATE OF ALABAMA}

Jefferson COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that EDWARD E. BLACKERBY and JOYCE J. BLACKERBY, whose names 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 6th day of April, 1999.

Gale D. Fortson
Notary Public

AFFIX SEAL

My Commission Expires: 1/16/03

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