

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

✓ SEND TAX NOTICE TO:
Jack A. McGuire & Ann E. McGuire
1816 Trail Ridge Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Five Hundred Thousand and No/100 Dollars (\$500,000.00) and other good and valuable consideration paid to the undersigned grantors, AMSOUTH BANK (formerly The First National Bank of Birmingham), an Alabama banking corporation, as Trustee under the Inter-Vivos Trust dated April 17, 1975, and AMSOUTH BANK, an Alabama banking corporation, and Lehman Murray Alley, as Co-Trustees u/w/o Nannie Dee Durden, deceased, Nancy Delaney Lewis, a married woman, Deborah Lynn Alley Smith, a married woman, Janet Gail Lewis Jackson, a married woman, Lehman Murray Alley, III, an unmarried man, Delinda Lee Alley Davis, a married woman, and Lehman Murray Alley, III, as Attorney-in-Fact for Alfred Tucker Alley, an unmarried man (referred to herein as "Grantors"), in hand paid by Jack A. McGuire and Ann E. McGuire (referred to herein as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION OF PROPERTY CONVEYED HEREBY (the "Property")

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption lands with mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60, at page 109 in the Probate Office; (3) Transmission line permit to Alabama Power Company as shown by instrument(s) recorded in Deed Book 99, at Page 461 in the Probate Office; (4) Right(s) of way(s) granted to Shelby County by instrument(s) recorded in Deed Book 102, at page 444 in the Probate Office; (5) Right of Way to Postal Telephone and Cable Company as set out in Deed Book 80, at Page 39, in the Probate Office.

This Property does not constitute the homestead of any of the Grantors herein.

TO HAVE AND TO HOLD to the 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

12/28/1999-51938
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
085 CJ1 518.50

Inst # 1999-51938

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.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 24ST day of December, 1999.

ATTEST:

By:

Frank Harris
Frank Harris
as its A.V.P. &
Trust Officer

AMSOUTH BANK, an Alabama banking corporation, as Trustee under the Inter-Vivos Trust dated April 17, 1975

By:

Donald A. Ferguson
Donald A. Ferguson
as its Vice President

ATTEST:

By:

Frank Harris
Frank Harris
as its A.V.P. &
Trust Officer

By:

Donald A. Ferguson
Donald A. Ferguson
as its Vice President

Lehman Murray Alley III
Witness

L Murray Alley, as Trustee
Lehman Murray Alley, as Co-Trustee u/w/o Nannie Dee Durden, Deceased

Paul Lewis Jackson
Witness

Lehman Murray Alley III
Lehman Murray Alley, III

Paul Lewis Jackson
Witness

Nancy Delaney Lewis
Nancy Delaney Lewis

Janet Gail Lewis Jackson
Witness

Deborah Lynn Alley Smith
Deborah Lynn Alley Smith

Lehman Murray Alley III
Witness

Janet Gail Lewis Jackson
Janet Gail Lewis Jackson

Lehman Murray Alley III
Witness

Delinda Lee Alley Davis
Delinda Lee Alley Davis

Paul Lewis Jackson
Witness

Alfred Tucker Alley
by Lehman Murray Alley III
Alfred Tucker Alley, as Attorney-in-Fact
by Lehman Murray Alley, III, as Attorney-in-Fact

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donald A. Ferguson and Frank Harris, whose names as Vice President and Asst. Vice President, respectively, of AmSouth Bank, an Alabama banking corporation, as Trustee under the Inter-vivos Trust dated April 17, 1975, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as corporation, as aforesaid.

Trustee HFA
Given under my hand and official seal, this 21st day of December, 1999.

Christine
Notary Public

My commission expires: 11-7-03

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donald A. Ferguson and Frank Harris, whose names as Vice President and Asst. Vice President, respectively, of AmSouth Bank, an Alabama banking corporation, as Co-Trustee u/w/o Nannie Dee Durden, deceased, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as corporation, as aforesaid.

Co-Trustee HFA
Given under my hand and official seal, this 21st day of December, 1999.

Christine
Notary Public

My commission expires: 11-7-03

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Lehman Murray Alley, as Co-Trustee u/w/o Nannie Dee Durden, deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of December, 1999.

Diane Edgerton
Notary Public

My commission expires: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES
BONDED BY _____

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Nancy Delaney Lewis, a married woman, Deborah Lynn Alley Smith, a married woman, Janet Gail Lewis Jackson, a married woman, Lehman Murray Alley, III, an unmarried man, and Delinda Lee Alley Davis, a married woman, 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 21st day of December, 1999.

Gene Edgerton
Notary Public

My commission expires: _____

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lehman Murray Alley, III, whose name is signed for Alfred Tucker Alley to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of December, 1999.

Gene Edgerton
Notary Public

My Commission Expires: _____

The land referred to in this Commitment is described as follows:

Part of the SE 1/4 of the SE 1/4 of Section 20, and part of the South 1/2 of the SW 1/4 of Section 21, all in Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an existing 2 inch capped corner being the locally accepted Southeast corner of the SE 1/4 of the SW 1/4 of said Section 21, run in a Northerly direction along the East line of said SE 1/4 of SW 1/4 for a distance of 1,356.29 feet to an existing iron rebar being the locally accepted NE corner of the SE 1/4 of the SW 1/4 of said Section 21; thence turn an angle to the left of 85 deg. 38 min. 50 sec. and run in a Westerly direction along the North line of the South 1/2 of the SW 1/4 of said Section 21 for a distance of 2,682.71 feet to an existing old open top iron pin being the locally accepted Northeast corner of the SE 1/4 of the SE 1/4 of Section 20; thence turn an angle to the right of 0 deg 36 min. 14 sec. and run in a Westerly direction along the North line of the SE 1/4 of the SE 1/4 of said Section 20 for a distance of 872.79 feet to an existing iron rebar being on the Northeast right of way line of U. S. Highway No. 31; thence turn an angel to the left and run in a Southeasterly direction along the Northeast right of way line of said U. S. Highway No. 31 for a distance of 112.03 feet to an existing iron rebar; thence turn an angle to the left and run in a Easterly direction along a line parallel to the North line of said SE 1/4 of SE 1/4 of said Section for a distance of 765.23 feet, more or less, to an existing iron rebar; thence turn an angle to the right of 62 deg. 19 min. 36 sec. and run in a Southeasterly direction for a distance of 377.05 feet to an existing crimp iron pin; thence turn an angle to the right of 0 deg. 00 min. 37 sec. and run in a Southeasterly direction for a distance of 270.16 feet to an existing iron rebar; thence turn an angle to the left of 20 deg. 12 min. 17 sec. and run in a Southeasterly direction for a distance of 285.22 feet to an existing iron rebar; thence turn an angle to the right of 17 deg. 21 min. 26 sec. and run in a Southeasterly direction for a distance of 551.48 feet to an existing iron rebar, being on the South line of Section 21; thence turn an angle to the left of 59 deg. 57 min. 13 sec. and run in an Easterly direction along the South line of said Section for a distance of 2,064.81 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

~~Exhibit~~ A

Inst # 1999-51938

12/28/1999-51938
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 CJI 510.50