

Send tax notice to:
Paul J. McGuire
312 McGuire Road
Pelham, Alabama 35124

This instrument prepared by:
James R. Moncus, Jr.
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226
Inst. # 462002-08677

STATE OF ALABAMA
JEFFERSON COUNTY

02/21/2002-08677
WARRANTY DEED 10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid to the undersigned, Paul J. McGuire and wife, Angela T. McGuire (hereinafter referred to as the "Grantor") by Paul J. McGuire and wife, Angela T. McGuire (hereinafter referred to as the "Grantee"), as joint tenants with the right of survivorship, the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and run thence North 89 degrees 53'20" East along the North line of said 1/4 1/4 a distance of 649.80 feet to a point; thence run South 2 degrees 20'10" East a distance of 1,478.80 feet to the point of beginning of the property being described; thence continue along last described course a distance of 238.58 feet to a point on the North margin of McGuire Road; thence run North 85 degrees 53'18" West along the said North 6 degrees 14'05" East a distance of 259.33 feet to a point; thence run South 78 degrees 38'20" East a distance of 175.0 feet to the point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

TO HAVE AND TO HOLD unto the Grantee, as joint tenants with the right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, their heirs, executors, administrators and assigns, covenant with the said Grantee, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 11th day of February, 2002.

Paul J. McGuire
Paul J. McGuire

Angela T. McGuire
Angela T. McGuire

STATE OF ALABAMA
JEFFERSON COUNTY

}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. McGuire and wife, Angela T. McGuire, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of February, 2002.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission expires: 02-23-04

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