

SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Stanley Bruno
(Address) Dorothy Bruno
880 Highway 57
Vincent, AL 35178

This instrument was prepared by:

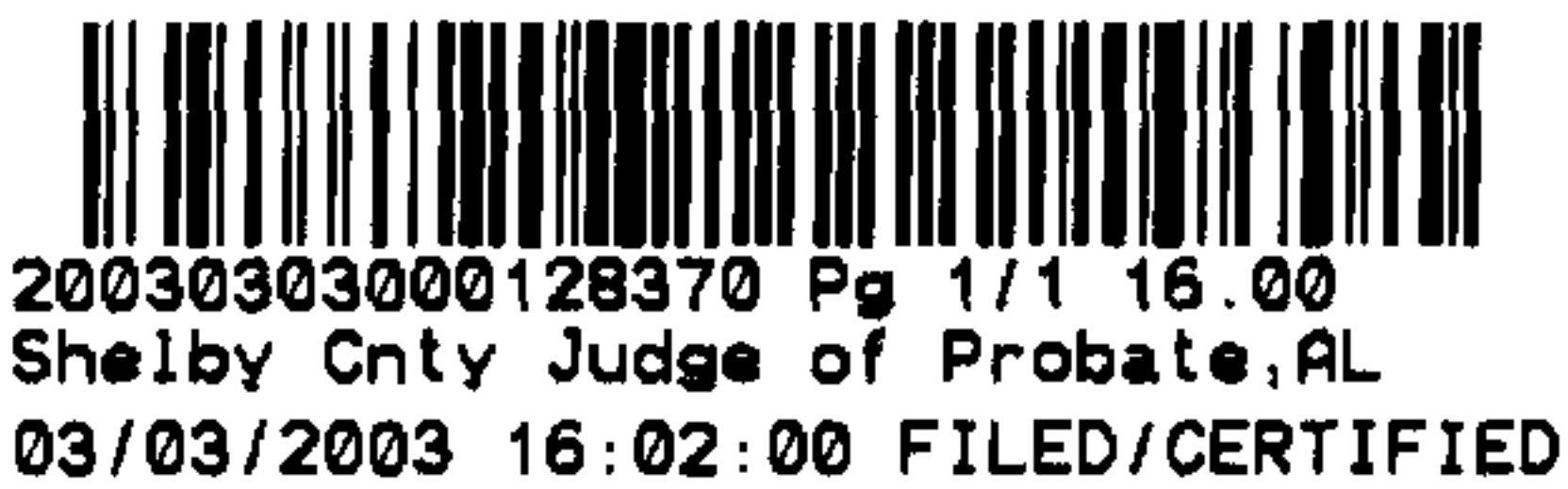
Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of One Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Polk McGuire, III, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Stanley Bruno and Dorothy Bruno



(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Parcel 1:

Commencing at the Northeast corner of Section 27, Township 18 South, Range 2 East; thence South 02 deg. 01 min. 10 sec. West along the Eastern boundary of said section a distance of 3915.94 feet to a 5/8" rebar, said point also being the Northeast corner of the Southeast 1/4 of the Southeast 1/4 Section 27, Township 18 South, Range 2 East; thence North 85 deg. 55 min. 24 sec. West along the Northern boundary of said 1/4-1/4 section a distance of 1311.44 feet to a 5/8" rebar, said point also being the Northwest corner of the Southeast 1/4 of the Southeast 1/4 Section 27, Township 18 South, Range 2 East; thence South 02 deg. 29 min. 03 sec. West along the Western boundary of said 1/4 - 1/4 section a distance of 116.98 feet to a point on the Southeasterly boundary of Martintown Road (80 foot right of way), said point also being the Point of Beginning; thence continue South 02 deg. 29 min. 03 sec. West a distance of 143.04 feet to a point; thence North 78 deg. 42 min. 11 sec. West a distance of 147.10 feet to a point on the Southeasterly boundary of said right of way; thence continuing along the Southeasterly boundary of said Martintown Road, (80 foot right of way) run the following courses; North 56 deg. 08 min. 11 sec. East a distance of 36.70 feet to a point; North 53 deg. 56 min. 12 sec. East a distance of 51.76 feet to a point; North 52 deg. 04 min. 57 sec. East a distance of 51.58 feet to a point; North 49 deg. 57 min. 25 sec. East a distance of 48.92 feet to the point of beginning.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of December, 2002.

WITNESS:
(Seal) Charles Polk McGuire, III (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Polk McGuire, III 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 30th day of December A.D., 2002
My Commission Expires: 10/16/04