

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith, Attorney at Law
230 Bearden Road
Pelham, AL 35124

Paul McGuire
312 McGuire Road
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(This is a corrective deed intended to correct the description of the property in that certain deed by and between the parties herein recorded as Instrument Number 2002/8677, Probate Records of Shelby County, Alabama.)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Dollar** to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we **Paul J McGuire and wife, Angela T McGuire**(hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Paul J McGuire and Angela T McGuire**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and run thence North 89 degrees 53 minutes 20 seconds 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 minutes 10 seconds 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 minutes 18 seconds West along the said North margin of McGuire Road a distance of 210.0 feet to a point; thence run North 6 degrees 14 minutes 05 seconds East a distance of 259.33 feet to a point; thence run South 78 degrees 38 minutes 20 seconds East a distance of 175.0 feet to the point of beginning.

Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 6 day of Oct, 2003.

Paul J McGuire
Paul J McGuire
Angela T McGuire
Angela T McGuire

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Paul J McGuire and Angela T McGuire, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 6 day of Oct, in the year 2003



Notary Public
My Commission Expires

3/21/2004