

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Tommy L. McGuffie and Adrian O. McGuffie
1206 - 5th Avenue NW
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety five thousand and no/100 (\$95,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Margie Nell Hicks, an unmarried woman (1/3 interest) and David Pitts, a married man (1/3 interest) and Carol Anne Pitts Hodges f/k/a Carol Anne Pitts, an unmarried woman (1/3 interest)** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tommy L. McGuffie and Adrian O. McGuffie** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$76,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$19,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of February, 2004.

Witness

Margie N Hicks
Margie Nell Hicks

Witness

David Pitts by his/her agent and attorney-
David Pitts in fact, Margie N Hicks

Witness

Carol Anne Pitts
Carol Anne Pitts Hodges f/k/a Carol Anne Pitts
by his/her agent and attorney-
in fact, Margie N Hicks

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Margie Nell Hicks**, 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 of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2004.

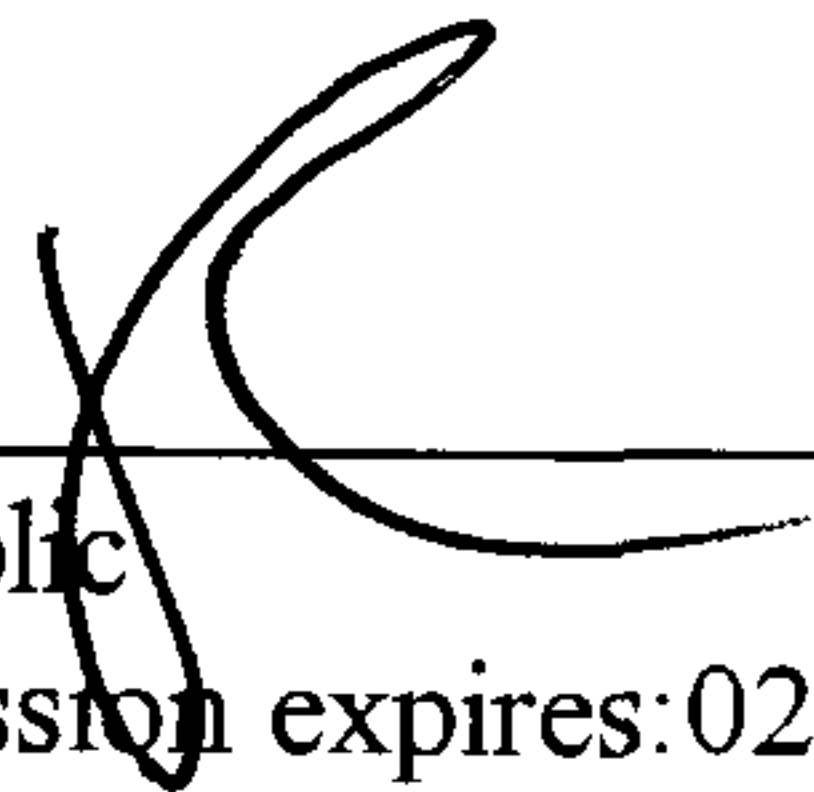
[Signature]
Notary Public
My Commission Expires: 02-25-05

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Margie Nell Hicks, whose name as Attorney in Fact for David Pitts and Carol Anne Pitts a/k/a Carol Anne Pitts Hodges, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2004.



Notary Public

My commission expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Commencing at the SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West and run North 30 feet to the point of beginning of the lot herein described; thence run West 225 feet; thence run North 150 feet; thence run East 225 feet to the East line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; run thence South along said East line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ 150 feet to the point of beginning, less and except that property previously conveyed to Margie N. Hicks being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, run thence in a Northerly direction along the East line of said Quarter-Quarter section for a distance of 30 feet thence; turn an angle to the left of 88 degrees 50 minutes and run in a Westerly direction a distance of 125 feet to the point of beginning, and from the point of beginning thus obtained. Thence continue along last described course for a distance of 100 feet; thence turn an angle to the right of 88 degrees 50 minutes and run in a Northerly direction for a distance of 150 feet; thence turn an angle to the right of 91 degrees 10 minutes and run in an Easterly direction for a distance of 100 feet; thence turn an angle to the right of 88 degrees 50 minutes and run in a Southerly direction for a distance of 150 feet to the point of beginning. Mineral and Mining rights excepted.