



20061214000609630 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/14/2006 01:23:21PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to:

(Name)

Glenda Marie McGuire

(Address)

90 Hwy. 251

Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

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**Warranty Deed**

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **LINDA LOU FULGHAM, (formerly known as LINDA LOU CLAYTON and LINDA LOU BROWN), an unmarried woman,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **GLENDA MARIE MCGUIRE,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**A parcel of land located in the NW ¼ of SW ¼ of NW ¼ of Section 13, Township 22, Range 4 West in Shelby County, Alabama and being more particularly described as follows:**

**Commence at the Northwest corner of the above mentioned 10 acre tract and run thence East along the North boundary line thereof for a distance of 259 feet to the point of beginning of the lot herein described; thence continue East along said 10 acre tract for a distance of 200 feet; thence run South for a distance of 100 feet; thence run West for a distance of 200 feet; thence run North 100 feet to the point of beginning.**

**ALSO, AN EASEMENT APPURTENANT FOR INGRESS AND EGRESS AND UTILITIES, WHICH SHALL BE TWELVE (12) FEET IN WIDTH, LOCATED IN THE NW ¼ OF THE SW ¼ OF THE NW ¼ OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 4 WEST, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:**

**Commence at the NW corner of the above mentioned ten (10) acre tract and run East along the North boundary line thereof for a distance of 259 feet; thence continue East along said North line of said ten (10) acre tract for a distance of 200 feet; thence run South for a distance of 100 feet; thence continue said course for a distance of twelve (12) feet; thence run West along an existing dirt road to County Highway Number 10; thence turn right and run twelve (12) feet along the existing right-of-way of County Highway Number 10; thence turn right and continue along the Northern boundary of said dirt road which intersects with the Southern boundary of the above described property; to the point of beginning.**

**SOURCE OF TITLE: Warranty Deeds recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 303, Page 182, and Instrument #1993-26190.**





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**LINDA LOU FULGHAM IS ONE AND THE SAME PERSON AS "LINDA LOU BROWN", AND "LINDA LOU CLAYTON", AS REFERENCED WITHIN THE AFOREMENTIONED SOURCES OF TITLE.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 4<sup>th</sup> day of December       , 2006.

Linda Lou Fulgham  
LINDA LOU FULGHAM

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **LINDA LOU FULGHAM**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of December, 2006.

[Signature]  
Notary Public  
My commission expires: 9/6/2010

Shelby County, AL 12/14/2006  
State of Alabama

Deed Tax: \$10.00