



20090930000371460 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/30/2009 12:35:10 PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Susan Guy Winslett

(Address) 705 Gables Dr

Birmingham AL 35244

MINIMUM VALUE: \$5,000.00

Warranty Deed

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, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MAUDE L. GUY, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOY GUY JOHNSON, SUSAN GUY WINSLETT and PAMELA GUY FLETCHER** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

THE ENTIRETY OF MY LIFE ESTATE INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated partly in the NW ¼ of the SE ¼ and partly in the NE ¼ of the SW ¼ of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

A parcel of land situated partly in the NW ¼ of SE ¼ of said Section 2; thence proceed in a southwesterly direction along a line at an angle of 6 degrees 5 minutes to the right from the West line of said quarter-quarter section a distance of 95.3 feet to the point of beginning; thence at an angle to the left of 90 degrees 03 minutes a distance of 112.1 feet; thence at an angle to the right of 92 degrees 27 minutes a distance of 101.4 feet; thence at an angle to the right of 87 degrees 08 minutes a distance of 107.6 feet to the East right of way line of State Highway No. 119, said right of way line being in a curve to the left at this point; thence at an angle to the right of 90 degrees 27 minutes to a chord of this curve and along said chord of 102.5 feet to the point of beginning.

SUBJECT TO:

- **Taxes for 2010 and subsequent years.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto.**



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- **Permit to Alabama Power Company recorded in Deed Book 143, Page 433 and Deed Book 113, Page 369.**
- **Right of Way to Shelby County, as recorded in Deed Book 124, Page 251.**

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 29th day of Sept., 2009.

Maude L. Guy
MAUDE L. GUY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Deed Tax : \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MAUDE L. GUY** whose name is signed to the foregoing conveyance, and who is known to me, and 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 29th day of Sept, 2009.

Maude L. Guy
Notary Public
My commission expires: 8/13/13