

20151130000407490
11/30/2015 08:17:34 AM
DEEDS 1/2

SEND TAX NOTICE TO:

McGuire
432 Waterford Cove
Calera AL 35040

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred and Sixty Four Thousand and no/100 (\$164,000.00)** which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **William Morgan and Angela Morgan, husband and wife**, whose address is 7169 Buffalo Valley Rd Cokeville TN 38501 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Constance McGuire and James McGuire** whose address is 432 Waterford Cove Trail Calera AL 35040 (herein 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 the following described real estate, situated in **Shelby County, Alabama, 432 Waterford Cove Trail Calera, AL 35040** to wit:

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Lot 707, according to the Survey of Waterford Cove - Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

Note: \$ 161,019.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The effective date of this deed is 11/24/2015.

