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

SEND TAX NOTICE TO:	DEEDS 1/2
mcGuire	
137 Water Sord 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 Si (\$164,000.00) which can be verified by the Sales Contror more), in hand paid by the grantee herein, the receipt and Angela Morgan, husband and wife, whose add is 109804700 Valley Rale (OKEVIII) grantor, whether one or more), grant, bargain, sell and James McGuire whose address is 452 Watt Color (herein referred to as grantees), for and upon the death of either of them, then to the survividescribed real estate, situated in Shelby County, Alaba 35040 to wit:	act to the undersigned grantor (whether one where is acknowledged, William Morgan lress convey unto Constance McGuire and Lord Cove Troil and during their joint lives as joint tenants for of them in fee simple the following
Subject to ad valorem taxes for the current year Subject to restrictions, reservations, conditions, Subject to any prior reservation or conveyance, of minerals of every kind and character, including limestone, and gravel in, on, and under subject	and easement of record together with release of damages, ing but not limited to oil, gas, sand,
Lot 707, according to the Survey of Waterford Cove - S 146, in the Probate Office of Shelby County, Alabama Note: \$_\(\chi\) \(\chi\) \(\chi\) \(\chi\) of this purchase p mortgage loan executed and recorded simultaneously h	orice is being paid by the proceeds of a first
The effective date of this deed is	

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To Have and To Hold to the said grantee, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted 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 administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

William Morgan

(S E A L)

Angela Morgan

State of TNI

County

William Morgan and Angela Morgan

I, , a notary for said County and in said State, hereby certify that **ENTENDED NOTATION NAMED AND NOTATION NAMED AND NOTATION OF SAID INSTRUMENT, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Notary Public

Commission Expires: 3 - 19-29

Jack R. Thompson, Jr., Esq.
The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Suite 350

Birmingham, AL 35243

205-443-9027



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2015 08:17:34 AM

\$20.00 CHERRY 20151130000407490

July 2000