


This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

  
20161011000373060 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/11/2016 01:18:46 PM FILED/CERT

Send Tax Notice To:  
Shannon McGuire  
Lauren McGuire  
22 McGuire Lane  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA                    )  
  )       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                )

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND and 00/100 Dollars (\$145,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jack Edwin McGuire, as Personal Representative of the Estate of Anna Louise McGuire, deceased, Case No. PR-2015-000592 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Shannon McGuire and Lauren McGuire, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:


See Attached Exhibit “A”

Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners.

\$145,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, against the lawful claims of all persons.


IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 16th day of September, 2016.

  
\_\_\_\_\_  
Jack Edwin McGuire – As Personal Representative  
Of the Estate of Anna Louise McGuire

STATE OF ALABAMA)  
COUNTY OF SHELBY)

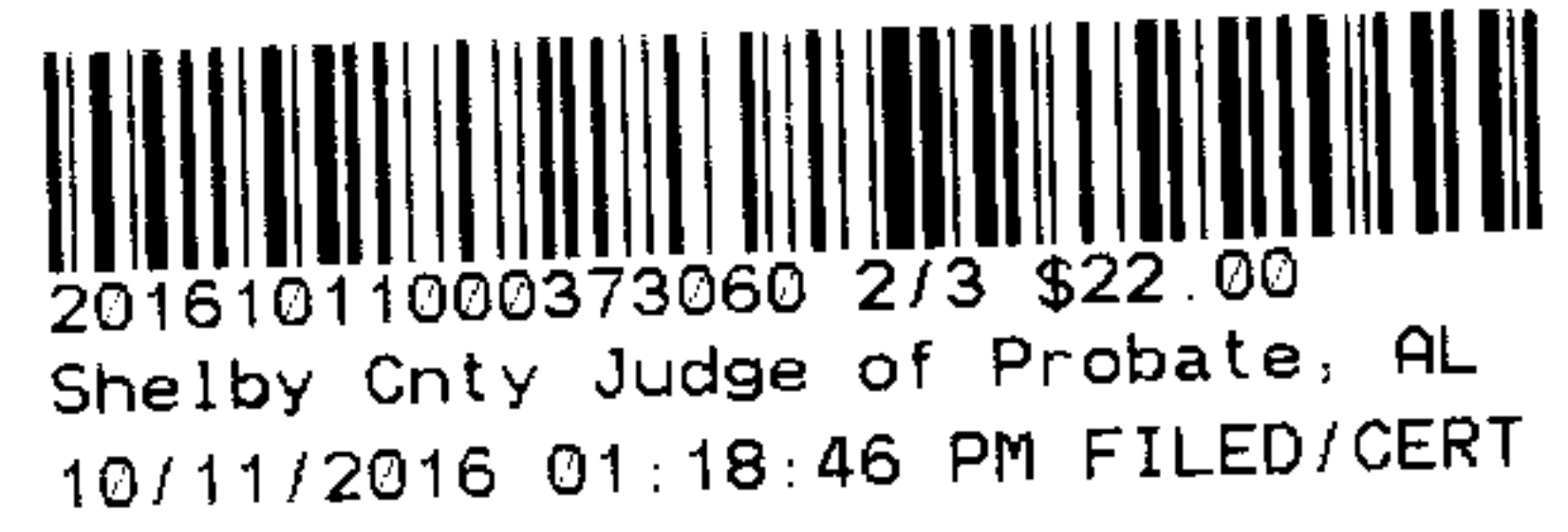
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack Edwin McGuire, whose names as Personal Representative of the Estate of Anna Louise McGuire, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 16th day of September, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires 8-25-19

## Exhibit "A"



### Legal Description:

Lot MG4, according to the map or survey of McGuire Family Subdivision, as recorded in Map Book 17, Page 35, in the Probate Office of Shelby County, Alabama.

Being further described as follows:

A parcel located in the Southwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence run North along the West Section line of Section 22 a distance of 670.40 feet to the Point of Beginning; thence continue along the same course a distance of 172.24 feet; thence right 60 degrees 19 minutes 27 seconds a distance of 98.62 feet; thence right 28 degrees 15 minutes 48 seconds a distance of 191.24 feet to the West Right-of-Way of McGuire Lane; thence right 91 degrees 22 minutes 44 seconds a distance of 237.22 feet along said West Right-of-Way; thence right 92 degrees 23 minutes 55 seconds a distance of 277.24 feet to the Point of Beginning.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Anna Louise  
Mailing Address McGuire

Grantee's Name Shannon McGuire  
Mailing Address Lauren McGuire  
22 McGuire Lane  
Pelham, AL 35124

Property Address 22 McGuire Lane  
Pelham, AL 35124

Date of Sale 9-16-16  
Total Purchase Price \$ 145,000.00


or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

  
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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-16-16

Print Gregory D Harrelson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1