


THIS INSTRUMENT PREPARED BY:  
JOSEPH K. BAMBURG  
J. CLAY MADDOX, LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

  
20220518000203450 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
05/18/2022 02:44:46 PM FILED/CERT

## WARRANTY DEED

**SEND TAX NOTICES TO:**

6639 County Road 51  
Clanton, AL 35046

STATE OF ALABAMA )

*Sh* ~~SHELBY~~

CHILTON COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, DON W. MCGUIRK AND WIFE, DEBBIE MCGUIRK, in hand paid by the GRANTEE, SUE S. HOPE, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in ~~Chilton County~~ <sup>Shelby County</sup> *Sh*, Alabama, to wit:

Commence at the SW corner of Lot 18 of Glasscox Subdivision, as recorded in Map Book 4, page 23, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 85 deg. 15 min. 00 sec. East, a distance of 103.02 feet to the point of beginning; thence continue along the last described course, a distance of 58.00 feet; thence North 35 deg. 58 min. 08 sec. West, a distance of 107.48 feet; thence South 03 deg. 19 min. 18 sec. East, a distance of 91.95 feet to the point of beginning.

Said Parcel containing 0.06 acre, more or less.

Taken from survey by Rodney Shiflett dated 3/1/16.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: Subject to a Mortgage dated May 23, 2018 and recorded in Inst. 20180606000199050.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Prior Deed Reference: Inst. 20180606000199040.

Shelby County, AL 05/18/2022  
State of Alabama  
Deed Tax: \$10.00

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 16<sup>th</sup> day of May, 2022.

Don W. McGuirk  
Don W. McGuirk

Debbie McGuirk  
Debbie McGuirk

STATE OF ALABAMA )  
COUNTY OF CHILTON )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Don W. McGuirk and Debbie McGuirk, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of May, 2022.

Dan Dean Baldwin  
NOTARY PUBLIC  
My Commission Expires: June 8<sup>th</sup> 2024

Grantor  
Address of ~~Grantor~~  
Don & Debbie McGuirk  
227 Starboard Dr.  
Shelby AL 35143  
~~\$10,000.00~~  
\$10,000.00

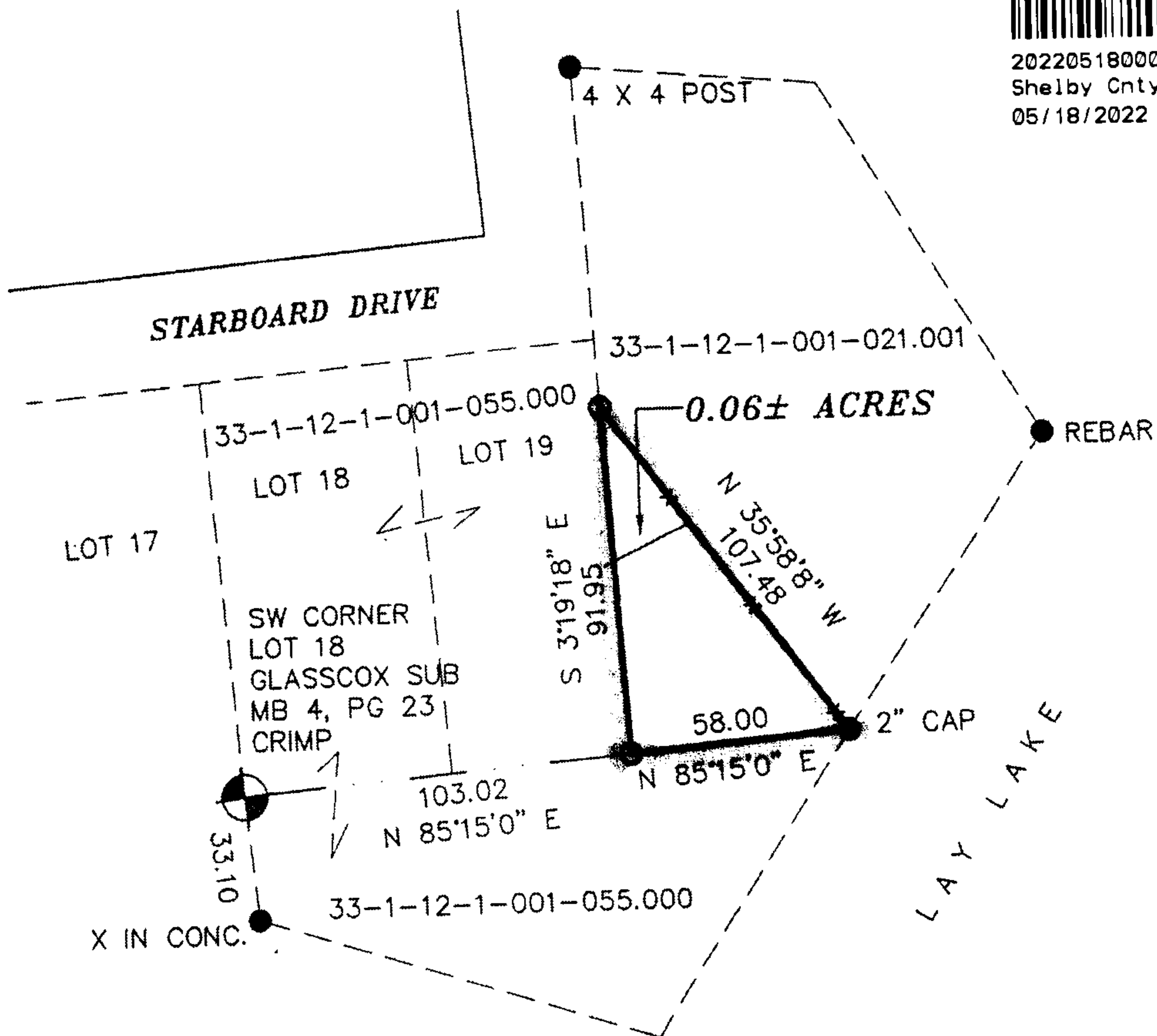
Grantee  
Address of ~~Grantor~~  
Sue S. Hope  
6639 Co. Rd 57  
Clanton AL 35046

Property Address:  
241 Starboard Dr.  
Shelby AL 35143





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STATE OF ALABAMA  
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the SW Corner of Lot 18 of Glasscox Subdivision, as recorded in Map Book 4, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama; thence N85°15'00"E, a distance of 103.02' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 58.00'; thence N35°58'08"W, a distance of 107.48'; thence S03°19'18"E, a distance of 91.95' to the POINT OF BEGINNING.

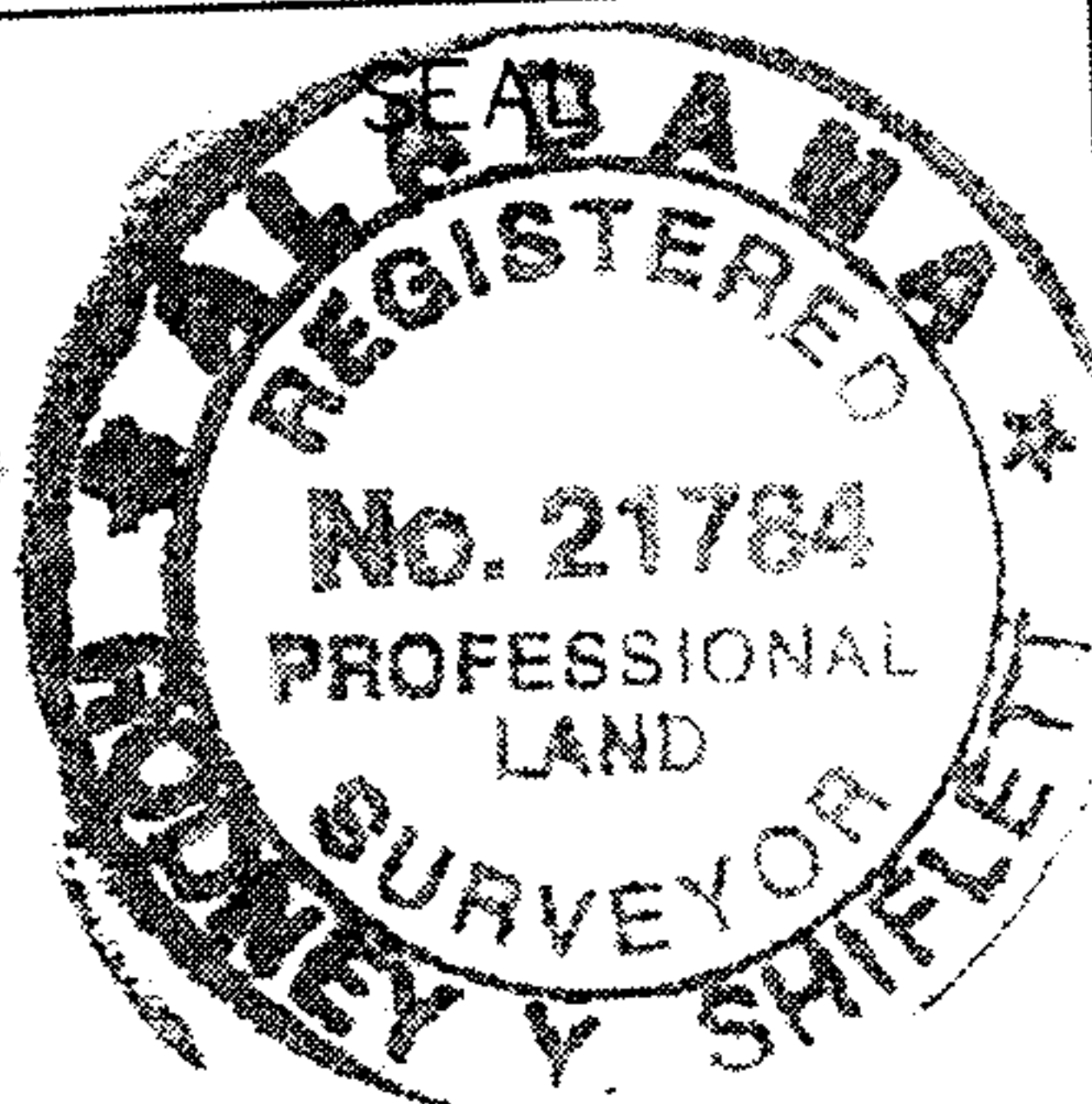
Said Parcel containing 0.06 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of March 1, 2016

*Rodney Shiflett*  
Rodney Shiflett Al. Reg. #21784



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP
- ⊠ COVERED DECK/PORCH
- ▨ DECK/PORCH

JOB NO. 16078

DATE 3/1/16 DATE OF FIELD SURVEY 2/29/16

ADDRESS Starboard Drive SCALE 1" = 60'

DRAWN BY H. LETTS CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298