

SEND TAX NOTICE TO:

(Name) Thomas Daniel Swarts
2324 Altadena Crest Drive
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) MARTIN, DRUMMOND, WOOSLEY & PALMER, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED AND NO/100ths-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mary Gail Brown, a single individual

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Daniel Swarts and wife, Sylvia L. Swarts

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 54, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, Ppage 54 A&B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

\$178,700.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1993-14236

05/18/1993-14236
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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 administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th

day of May, 19 93.

WITNESS:

(Seal)

Mary Gail Brown (Seal)
Mary Gail Brown

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Mary Gail Brown, a single individual

whose name 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 13th

day of May

A. D., 19 93

Judy A. Knight 2-25-95
Notary Public.

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