

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED FIFTY and NO/100 - - - - - DOLLARS**
and execution of purchase money mortgage in amount of \$3,500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

C. T. WALTERS and wife, GLADYS F. WALTERS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

D. DeLEON SWINDLE

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 29, according to "Walters Cove, First Sector" as shown
by subdivision map recorded in Map Book 5, Page 22, in the
Probate Office of Shelby County, Alabama.

Subject to: Restrictive covenants and conditions appearing of
record in Deed Book 248, Page 750, in the Probate Office of Shelby
County, Alabama; 60 foot building set-back line along Ray Drive;
Subject to flooding rights of Alabama Power Company, if any, as shown
by Deed Book 52, Page 98, dated March 19, 1913, and as shown by Deed
Book 238, Page 512, which last mentioned deed gives the Alabama Power
Company the right to flood, cover with or surround the land should the
river, or its tributaries, be raised and backed up to that certain
datum plane of 397 feet above mean sea level as established by the
U. S. Coast and Geodetic Survey, as adjusted in January, 1955, and the
right to flood, cover or surround with water that portion of the lands
which lie above such datum plane and which would be flooded, covered
with or surrounded by such waters should such river, or its tributaries,
be raised and backed up to that certain datum plane of 400 feet above
such mean sea level.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, **we** have hereunto set **our** hands(s) and seal(s), this **6th**
day of **February**, 19 **68**.

C. T. Walters
(C. T. Walters)

(Seal)

Gladys F. Walters
(Gladys F. Walters)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State,
hereby certify that **C. T. Walters and wife, Gladys F. Walters**
whose name **s** are signed to the foregoing conveyance, and who **are** known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance **they** executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this **6th** day of **February**, A. D., 19 **68**

Margaret Scruge
Notary Public.

STATE OF ALA. SHELBY COUNTY
NOTARY PUBLIC
INSTRUMENT WALTERS
1968 FEB 13 PM 1:30
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
JUDGE OF PROBATE