

This instrument was prepared by

(Name) Frank K. Bynum, Attorney *8389*

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 333-633

That in consideration of ELEVEN THOUSAND SIX HUNDRED AND NO/100---(\$11,600.00)-- DOLLARS

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

James D. Mann and wife, Margaret D. Mann

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

James Daniel Swindall and wife, Mary E. Swindall

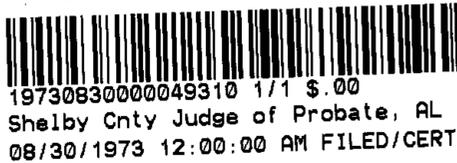
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

PARCEL #3: Part of the SE 1/4 of NW 1/4, and part of the SW 1/4 of NE 1/4, Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northwest corner of said SE 1/4 of NW 1/4, run South along the West line of said 1/4-1/4 Section for a distance of 379.47 feet to the point of beginning; thence turn an angle to the left of 89 degrees 21 minutes and run East for a distance of 1302.58 feet to a point on the West line of a public road; thence turn an angle to the right of 71 degrees 45 minutes and run Southeasterly along the West line of said road right-of-way for a distance of 199.89 feet; thence turn an angle to the right of 108 degrees 15 minutes and run Westerly for a distance of 1363.08 feet to a point on the West line of said SE 1/4 of NW 1/4; thence run North along said West line for a distance of 189.73 feet to the point of beginning.

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

\$10,400.00 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this *20th*

day of August, 1973

BOOK 282
354
STATE OF ALABAMA
SHELBY COUNTY
WHICH CERTIFIES THAT
THIS INSTRUMENT WAS FILED
Deed July 27 1973
1973 AUG 30 AM 9:05

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Central Alabama
JUDGE OF PROBATE

James D. Mann (Seal)
James D. Mann
Margaret D. Mann (Seal)
Margaret D. Mann
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mann and wife, Margaret D. Mann whose names 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 *20th* day of August, A. D., 1973.

Elizabeth S. Hawkins
Notary Public.