

This instrument was prepared by

(Name) Richard W. Bell

(Address) P. O. Box 825, Alabaster, Alabama 35007

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,

That in consideration of Forty-five thousand and no/100(\$45,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William E. Swatek & wife; Lana D. Swatek; and Richard O. Ramer & wife, Mary Margaret Ramer, (herein referred to as grantors) do grant, bargain, sell and convey unto William E. Swatek & wife, Lana D. Swatek

(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:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West; thence, run North 2 deg. 33' 58" West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 387.08 feet to the South boundary of the right of way of the Montevallo-Ashville Road; thence North 55 deg. 32' 00" East along the Southern boundary of said right of way for 228.40 feet; thence South 17 deg. 20' 00" East for 442.95 feet; thence South 11 deg. 56' 30" East for 520 feet; thence South 32 deg. 35' 20" East for 179.96 feet to the center of Cahaba Valley Creek; thence South 34 deg. 33' 20" East for 55.64 feet; thence South 17 deg. 59' 20" East for 745.11 feet to the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 89 deg. 37' 17" West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 706.76 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 2 deg. 42' 45" West for 1318.58 feet to the point of beginning. Containing 18.16 acres, more or less.

Subject to any easements or restrictions of record.

19740605000027100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/05/1974 12:00:00AM FILED/CERT

UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN -5 PM 2:34
Correctly in 1974

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 1st day of June, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

William E. Swatek (Seal)
Lana D. Swatek (Seal)
Richard O. Ramer (Seal)
Mary Margaret Ramer (SEAL)
General Acknowledgment

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Swatek, Lana D. Swatek, Richard O. Ramer, Mary Margaret Ramer 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, A. D., 1974.

Richard W. Bell
Notary Public.