

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051 2859

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100---Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James J. Martin and wife, Marjorie E. Martin (herein referred to as grantors) do grant, bargain, sell and convey unto Calvin J. Swank and Bobbie Lee Swank (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 northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction along the north boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section 189.0 feet, more or less, to the southeast right-of-way boundary of Siluria-Montevallo Road; thence turn 67 deg. 19 min. to the left in a south-westerly direction along said southeast right-of-way boundary 89.0 feet; thence turn 99 deg. 18 min. to the left in an easterly direction 233.0 feet, more or less, to intersection with the east boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a northerly direction along said east boundary 133.0 feet, more or less, to the point of beginning; situated in Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
07/11/1974 12:00:00 AM FILED/CERT

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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 10th day of July, 1974

WITNESS:

(Seal)
(Seal)
(Seal)

James J. Martin (Seal)
By: Martha B. Joiner (Seal)
Marjorie E. Martin (Seal)
By: Martha B. Joiner (Seal)
Martha B. Joiner, as Attorney in Fact for James J. Martin & Marjorie E. Martin

General Acknowledgment

STATE OF ALABAMA }
COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

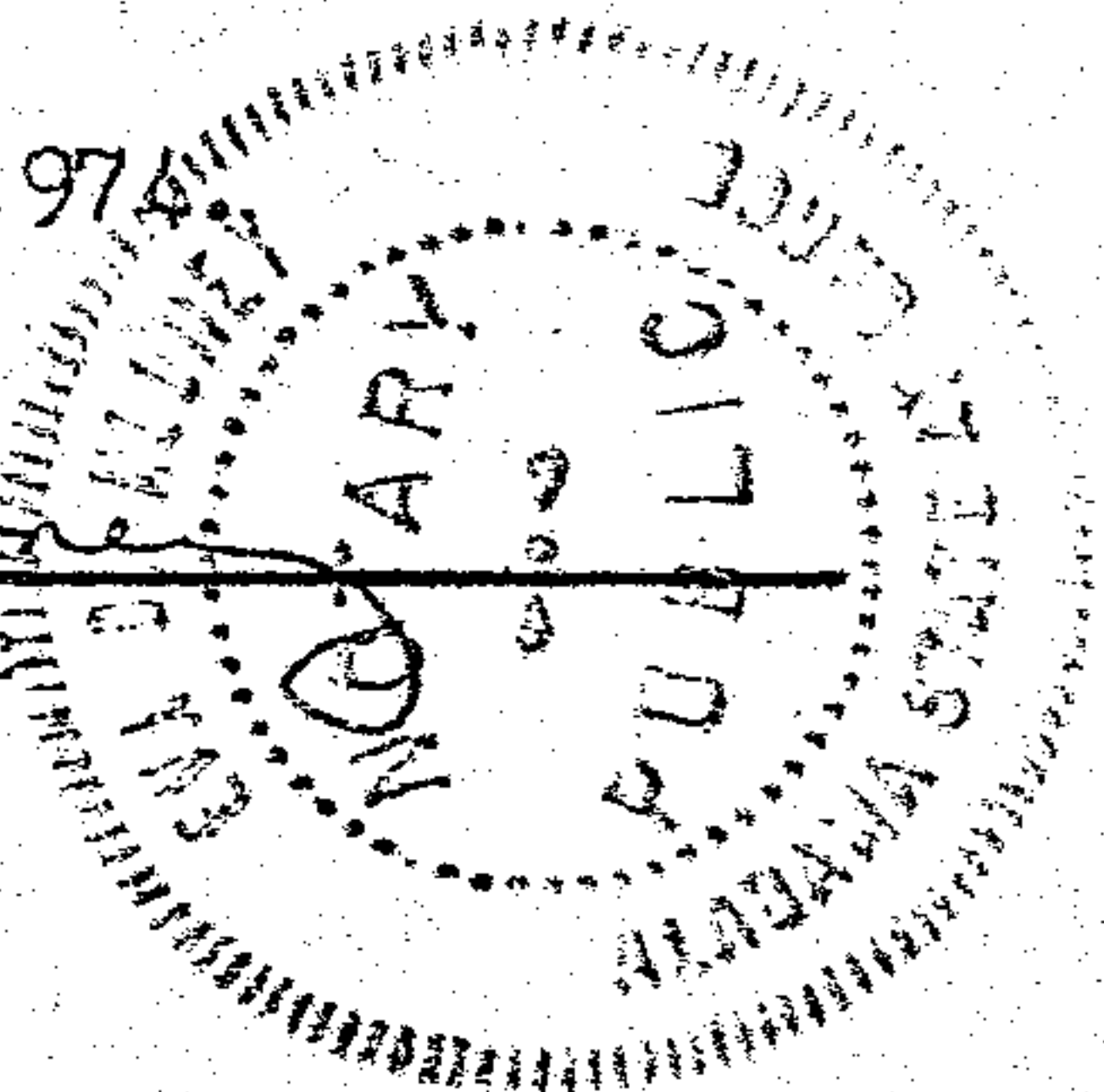
STATE OF ALABAMA

SHELBY COUNTY

I, Eva D. Mooney, A Notary Public in and for said County, in said State, hereby certify that Martha B. Joiner, whose name, as Attorney in Fact for James J. Martin and wife, Marjorie E. Martin, 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, as such Attorney in Fact, and with full authority as shown by Power of Attorney recorded in Misc. Book 7, Page 438 in the Probate Office of Shelby County, Alabama, executed the same voluntarily on the day the same bears date, for and as the act of the said James J. Martin and wife, Marjorie E. Martin.

Given under my hand and official seal this 10th day of July, 1974

Eva D. Mooney
Notary Public



STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Book 400
1974 JUL 11 AM 10:18

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Consolidated

JUDGE OF PROBATE



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BOOK

Mississippi Valley Title Insurance Company

AGENTS FOR

BIRMINGHAM, ALABAMA

Jefferson Land Title Service Co., Inc.

This form furnished by

Recording Fee \$ 4.00
Deed Tax \$ 1.45 \$

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

Return to:

Karl