

(Name) Robert O. Driggers, Attorney 1089

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,  
See Mtg 343-95

That in consideration of Forty Three Thousand Two Hundred Fifty and No/100--- DOLLARS

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

CARLOS H. JOHNSON and wife, FRANCES ELAINE JOHNSON  
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOSEPH WILSON SWAIN, JR. and wife, JANE W. SWAIN  
(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:

Lot 9, Block 2, according to Wooddale Third Sector as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1975, a lien but not yet due and payable.
2. 35 foot building line, 10 foot easement on north and 7.5 foot easement on east as shown by recorded map.
3. Restrictions contained in Misc. Volume 7, page 401, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 281, Page 262, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 101, Page 500, and Volume 101, Page 569, in said Probate Office.
6. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in said Probate Office.

\$37,000.00 of the consideration recited above was paid from the proceeds of a 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 21st day of November, 1974

STATE OF ALABAMA  
JEFFERSON COUNTY  
WITNESSES  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

CARLOS H. JOHNSON  
FRANCES ELAINE JOHNSON

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment  
19741125000057140 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/25/1974 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and wife, Frances Elaine Johnson 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 21st day of November, A. D., 1974.

Notary Public.