This instrument was prepared by

(Name) Thomas E. Norton, Jr.
2220 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy thousand nine hundred fifty and no/100 ($70,950.00)

to the undersigned grantor, Harbar Homes, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harry P. Swaim and wife Christine W. Swaim

(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:

Lot 14, according to the survey of Valley Station, First Sector, as recorded in Map Book 7, page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1979 which are a lien but not due and payable until October 1, 1979. (2) 50 foot building line as shown by recorded map. (3) 10 foot easement west and south as shown by recorded map. (4) Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company, recorded in Volume 312, page 166, in the Probate Office of Shelby County, Alabama. (5) Mineral and mining rights and rights incident thereto recorded in Volume 297, pages 162 and 164, in said Probate Office. (6) Right of way to South Central Bell Telephone Co., as recorded in Vol. 313, page 710.

$61,900.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

19790531000067070 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/31/1979 12:00:00AM FILED/CERT

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of May 19 79

ATTEST: Harbar Homes, Inc.
By Rhuney Barrow
Vice President
Secretary

See Bkg 372-188

MAY 31 AM 8 05

Deed Tax - 70.50
Rec. 1.50
Sch. 1.00
12.00

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that whose name as President of Harbar Homes, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th day of May 1979

JACK THOMAS NOTARY PUBLIC

Yacht Kingsburg
Notary Public