This instrument was prepared by

(Name) Thomas E. Norton, Jr. 255

(Address) 2220 Highland Avenue
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.

BOOK 321 PAGE 293

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.

19790807000100840 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/07/1979 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 Denney Barrow
Vice President

Secretary

See Deed Book 392-188

MAY 31 AM 8 05
Rec. 9.50
Rec. 1.50
Ind. 1.00
12.00

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

Rec. recorded
Rec. 1.50
Ind. 1.00
2.50

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Denny Barrow whose name as Vice 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,

1979 AUG -7 AM 8 45

NO TAX COLLECTED

JUDGE OF PROBATE

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

Yacht Ferguson
Notary Public

Thomas E. Norton