

This instrument prepared by

(Name) John Burdette Bates, Attorney at Law

(Address) 2017-E Avenue F, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED AND 00/100 (\$ 100.00) - - - - - DOLLARS, and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BOBBY G. McSWAIN, WHO IS ONE AND THE SAME PERSON AS BOBBY GENE McSWAIN, AND HIS WIFE, SHARONAN McSWAIN, WHO IS ONE AND THE SAME PERSON AS SHARONAN A. McSWAIN,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ SHARONAN McSWAIN,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 33, Township 19 South, Range 1 East; thence run North along the West line of said Section a distance of 663.63 feet to point of beginning; thence turn an angle of 90° 00' to the right and run a distance of 1089.76 feet to the West R.O.W. line of County Highway No. 55; thence turn an angle of 62° 41' to the left and run along said R.O.W. line a distance of 432.71 feet to the P.C. of a R.O.W. curve; thence run along said R.O.W. curve (whose Delta Angle is 5° 30' to the left, Tangent Distance is 142.39 feet, Radius is 2964.61 feet, Length of Arc is 284.58 feet) to the P.C.C. of said curve; thence turn an angle of 114° 08' from the Tangent of said curve, and run a distance of 1407.74 feet to the West line of Section 33; thence turn an angle of 87° 41' to the left and run South along the West line of Section 33 a distance of 586.27 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

The intent of this conveyance is to convey all of the property the Grantors may own or have any interest in or to located in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

Subject to ad valorem taxes for the year 1982, any and all easements, restrictions, rights-of-way and other matters of public record.

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HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 29th day of June, 1982.

NOTARY PUBLIC, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

1982 JUL -1 PM 1:05

(Seal)

Sharon A. Swain, Jr.
DEEDS - CF - PROBATE

(Seal)

Bobby G. McSwain

Bobby G. McSwain

(Seal)

Sharonan McSwain

Sharonan McSwain

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Deed 50
Rec. 1.50
Ind. 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby G. McSwain and wife, Sharonan McSwain whose names 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 29th day of June, A. D., 1982.

1949 Indian Lake Sw
B'ham, Al 35-44

John Burdette Bates

Notary Public.