

This instrument was prepared by

(Name) ROBERT H. ADAMS - CORRETTI & NEWSOM
1804 7th Avenue, North
(Address) Birmingham, Alabama 35203



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and 00/100 (\$80,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Russell J. Swett, and wife Mitzi B. Swett

(herein referred to as grantors) do grant, bargain, sell and convey unto

John Mark Groenke, and wife Carol B. Groenke

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the current year 1984 and subsequent years. (2) Restrictive covenants and conditions as recorded in Misc. Book 6, Page 656, in the Probate Office of Shelby County, Alabama. (3) Agreement with Alabama Power Company as to underground cables as recorded in Deed Book 277, Page 471, in said Probate Office. (4) Easements as to underground cables as recorded in Misc. Book 2, Page 707, in said Probate Office. (5) Transmission Line Permit to Alabama Power Company as recorded in Deed Book 278, Page 477, in said Probate Office. (6) A 35-foot building setback line from Chandalar Lane as shown by recorded plat.

\$72,000.00 of the purchase price of the property described herein has been paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, they have hereunto set their hand(s) and seal(s), this 30th day of March, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
1984 MAR APR 2 11:12
JUDGE OF PROBATE

Russell J. Swett (Seal)
Mitzi B. Swett (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Russell J. Swett, and wife Mitzi B. Swett whose name is 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 30th day of March