

(Name) Carolyn M. Swinney
280 Fran Drive
 (Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
 (Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Four Hundred Thirty-Seven and 59/100----- DOLLARS
 and the assumption of the hereinafter described mortgage.
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Eugene H. Tennies and wife, Helga K. Tennies

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

Carolyn M. Swinney

(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 5, Block 8, according to the Survey of Green Valley, 4th Sector, as recorded in
 Map Book 7, Page 10, in the Probate Office of Shelby County, Alabama.

Also that part of the SW 1/4 of the NE 1/4 Section 23, Township 21 South, Range 3 West,
 more particularly described as follows: Begin at the SW corner of Lot 5, Block 8, Green
 Valley 4th Sector, and run in an easterly direction along the south line of Lots 5 and
 6, Block 8, for a distance of 305.63 feet; thence turn an angle to the right of 90
 degrees 01' 30" and run in a southerly direction for a distance of 360.42 feet; thence
 turn an angle to the right of 91 degrees 21' 12" and run in a westerly direction for
 a distance of 472.62 feet to a point on the west line of the SW 1/4 of the NE 1/4,
 Section 23, Township 21 South, Range 3 West; thence turn an angle to the right 88 de-
 grees 37' 18" and run in a northerly direction along the west line of said 1/4-1/4
 section for a distance of 371.73 feet, more or less, to the SW corner of Lot 10,
 Block 8, Green Valley 4th Sector; thence turn an angle to the right of 97 degrees 44'
 and run in a southeasterly direction along the south line of said Lot 10, Block 8, for
 a distance of 168.54 feet, more or less, to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of way, limita-
 tions, if any, of record.

As part of the consideration herein, the Grantee agrees to assume and to pay the unpaid
 balance of that certain mortgage to Real Estate Financing recorded in Mortgage Book 398,
 page 262, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 25

day of October, 19 85

WITNESS:

Susan K. Shawver STATE OF ALABAMA SHELBY CO.
Boz A. Williams I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 NOV -7 (Seal) AM 10:11

Eugene H. Tennies (Seal)
Eugene H. Tennies
Helga K. Tennies (Seal)
Helga K. Tennies (Seal)

STATE OF ~~ALABAMA~~ FLORIDA
DuVal COUNTY

JUDGE OF PROBATE

I, the Undersigned Notary Public in and for said County, in said State,
 hereby certify that Eugene H. Tennies and wife, Helga K. Tennies
 whose name 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 have executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 25th day of October, A.D., 19 85

NOTARY PUBLIC, STATE OF FLORIDA
 My commission expires Sept. 18, 1987
 By Patterson-Becht Agency

Susan K. Shawver
 Notary Public.