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## SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Jerry Swafford  
7467 Old Bradford Road  
 (Address) Pinson, Alabama 35126

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND and NO/100 ----- (\$1,000.00) DOLLARS  
 in hand paid and execution and delivery of the following described purchase money mortgage,  
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 RICKY WAYNE SEALE, whose wife SHARON SEALE joins in this conveyance,

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

JERRY SWAFFORD and wife, DENISE SWAFFORD,

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

Shelby County, Alabama to-wit:

See Exhibit "A" for legal description of real property conveyed by this Warranty Deed  
 LESS AND EXCEPT title to minerals underlying this real property with mining rights and  
 privileges belonging thereto as reserved by instrument recorded in Deed Book 145, at  
 Page 165, in the Office of the Judge of Probate of Shelby County, Alabama, and subject  
 to rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, at  
 Page 369, in said Probate Records.

Subject to taxes for 1986 that are a lien, but not due and payable until October 1,  
 1986 which taxes Grantor agrees to pay. Grantee agrees to assess taxes on this real  
 property for 1987 and subsequent years.

Subject to all planning, zoning, health and other governmental regulations affecting  
 subject real property.

Subject to all rights-of-way, easements and transmission lines, if any, in evidence  
 through use.

Subject to all rights-of-way, easements, limitations and restrictions shown on the  
 survey map or plat specified in Exhibit "A" to this Warranty Deed, a copy of which map was  
 delivered to Grantee either on this date or prior hereto.

Ricky Wayne Seale is one and the same person as the Grantee designated as Rick Seale  
 in that certain deed from Gulf States Paper Corporation conveying acreage in the NW $\frac{1}{4}$   
 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, of which the  
 above described real property is a part.

\$9,000.00 of the consideration for this deed is secured by a purchase money mortgage  
 on the above described real property from the Grantee herein to the Grantor Ricky Wayne  
 Seale, which mortgage was executed and delivered simultaneously herewith.

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. There is no  
 warranty or representation as to the condition or quality or quantity of this real property.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9thday of June, 1986.

WITNESS:

\_\_\_\_\_, (Seal)

\_\_\_\_\_, (Seal)

\_\_\_\_\_, (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
 hereby certify that Ricky Wayne Seale and wife, Sharon Seale,  
 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 9th

day of

JuneA. D., 1986

Notary Public, Wade H. Morton, Jr.

Ricky Wayne Seale  
Sharon Seale

(Seal)

(Seal)

(Seal)

EXHIBIT "A"  
LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 33

Commence at the Northwest corner of Section 35, T.5S.24N, R.15E, Shelby County, Alabama and run thence North 90°-00'-00" East along the North line of said Section 35 a distance of 162.46' to the "POINT OF BEGINNING", thence continue along last described course a distance of 435.00' to a point on the West bank of Shick Branch slough of Lay Lake, thence South 6°-05'-09" East along said slough a distance of 40.77' to a point, thence South 28°-18'-27" East continuing along said slough a distance of 55.91' to a point, thence North 90°-00'-00" West a distance of 404.00' to a point, thence North 34°-33'-39" West a distance of 109.00' to the "POINT OF BEGINNING", containing 0.85 acres. Parcel is subject to all agreements, easements, limitations and/or restrictions of probated record or law.

According to my survey this the 8th day of April, 1986

Joseph E. Conn, Jr.  
Joseph E. Conn, Jr.  
Alabama Registered No. 9089

File No. SIXE 1033  
R.S.  
April 1986

SIGNED FOR IDENTIFICATION:

Ricky Wayne Seale  
Ricky Wayne Seale  
Sharon Seale  
Sharon Seale

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 JUN 10 PM 12:29  
JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	7.00