

1209

SEND TAX NOTICE TO:

(Name) Shawn M. Swanson
26 Monte Tierra Trail
(Address) Montevallo AL 35115

This instrument was prepared by

(Name) Mitchell A. Spears
P.O. Box 91
(Address) Montevallo AL 35115

Grantors' Address:
Route 5 Box 789
Montevallo AL 35115

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 Fifty Seven Thousand Seven Hundred Fifty and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lewis Golson Harrison, Jr. and wife, Carole W. Harrison

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

Shawn M. Swanson and wife, Lesley A. Swanson

(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 26, according to the survey of Monte Tierra Subdivision, as shown by plat recorded in Map Book 5 page 114 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

- Subject to easements, restrictions and covenants which are a matter of record in the Office of the Probate Judge, Shelby County, Alabama.
- Of the above-stated consideration, \$55,377.00 was furnished by the first Mortgagee, Stockton, Whatley, Davin and Company, as secured by separate instrument.

BOOK 076 PAGE 799

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 5th day of June, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
6.00 1986 JUN 17 AM 10:44
Deed Tax 2.50
Rec 2.50
Jud 1.00

Lewis Golson Harrison, Jr. (Seal)
Lewis Golson Harrison, Jr.
Carole W. Harrison (Seal)
Carole W. Harrison (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis Golson Harrison, Jr. and Carole W. Harrison whose name s 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 5th day of June, A. D., 1986