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1681

This instrument was prepared by:
(Name) Courtney H. Mason, Jr. P. A.
(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Robert Glen Swinney & Kelley D. Cooper
(Address) 13 Oak Ridge Lane
Pelham, Alabama 35124-1818

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

_____ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100ths (\$68,500.00) - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George Randal Wood and wife, Rebecca Jo Wood
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Glen Swinney and Kelley D. Cooper

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to Little Oak Ridge Estates, First Sector, as recorded in Map Book 5 page 30, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$68,040.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 13 Oak Ridge Lane, Pelham, Alabama 35124-1818

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1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 5.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 21st day of June, 19 89.

WITNESS

(Seal)

(Seal)

(Seal)

George Randal Wood (Seal)
George Randal Wood
Rebecca Jo Wood (Seal)
Rebecca Jo Wood (Seal)

STATE OF ALABAMA HARRIS COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Randal Wood and wife, Rebecca Jo Wood 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June A.D., 19 89

Notary Public, State of Texas
My Commission Expires June 9, 1990
My Commission Expires

Courtney H. Mason
Notary Public