

This instrument was prepared by:
 (Name) WATSON & JOHNSON
 (Address) P. O. Box 987
Alabaster, Alabama 35007

415

Send Tax Notice to:
 (Name) Edward D. Swindle/Diane Swindle
 (Address) 1213 Mangrove Drive
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**STATE OF ALABAMA**SHELBYCOUNTY**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS equity and the assumption of the below described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Robert K. Bishop and wife, Leslie B. Bishop (herein referred to as grantors) do grant, bargain, sell and convey unto Edward D. Swindle and Diane Swindle (herein referred to as GRANTEEES 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 2, in Block 10, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

The Grantees herein expressly agree to assume and pay that certain mortgage dated August 20, 1986, in the original amount of \$58,076.00 from Robert K. Bishop and wife, Leslie B. Bishop, to MortgageAmerica, Inc. in Real Volume 89, Page 242, and assigned to First Federal Savings and Loan Association of South Carolina in Real Volume 165, Page 730, Shelby County, Alabama.

BOOK 245 PAGE 968

1. Deed Tax	\$ <u>5.00</u>	
2. Mtg. Tax	<u> </u>	
3. Recording Fee	<u>2.50</u>	
4. Indexing Fee	<u>3.00</u>	
TOTAL		<u>10.50</u>

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29th day of June, 19 89.

WITNESS

INSTRUMENT WAS FILED
89 JUL 12 AM 9:46

Robert K. Bishop (Seal)
 (Robert K. Bishop)
Leslie B. Bishop (Seal)
 (Leslie B. Bishop)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert K. Bishop and wife, Leslie B. Bishop, 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 29th day of June A.D. 19 89