

# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner, Joiner and Kramer

(Address) P.O. Box 1012, Alabaster, Alabama 35007

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Four Thousand, Nine Hundred and no/100 (\$84,900.00)-----DOLLARS

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

Bailey M. Hicks and wife, Edith E. Hicks  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred L. Swett and wife, Catherine E. Swett  
(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 44, according to the survey of the Third Addition to Scottsdale Map of which is recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

Subject to 35-foot building set back line from Michael Drive as shown on recorded map of subdivision.

Subject to 10-foot utility easement across the East side of said lot and 5-foot utility easement across the South side of said lot as shown on recorded map of said subdivision.

Subject to easements to Southern Natural Gas Corporation recorded in Deed Book 90, Page 59; Deed Book 90, Page 448 and Deed Book 195, Page 394, in Probate Office of Shelby County, Alabama.

Subject to transmission line permits to Alabama Power Company as recorded in Deed Book 200, Page 532, in Probate Office.

Subject to restrictive covenants as recorded in Misc. Book 51, Page 631, in Probate Office.

Subject to Alabama Power Company and South Central Bell as recorded in Deed Book 349, page 800, in Probate Office.

Subject to easement to South Central Bell as recorded in Deed Book 349, Page 859, in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 26th

day of February, 19 90

WITNESS:

|                  |                 |
|------------------|-----------------|
| 1. Deed Tax      | \$ <u>85.00</u> |
| 2. Mtg. Tax      | \$ <u>0.00</u>  |
| 3. Recording Fee | \$ <u>2.50</u>  |
| 4. Indexing Fee  | \$ <u>0.00</u>  |
| 5. No Tax Fee    | \$ <u>0.00</u>  |
| 6. Certified Fee | \$ <u>1.00</u>  |
| Total            | \$ <u>91.50</u> |

(Seal)

Bailey M. Hicks  
Bailey M. Hicks

(Seal)

(Seal)

Edith E. Hicks  
Edith E. Hicks

(Seal)

(Seal)

STATE OF ALA. SHELBY CO.

(Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

General Acknowledgment

90 FEB 28 AM 11:31

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bailey M. Hicks, and wife, Edith E. Hicks whose name is 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 26th day of February, A.D., 19 90