

SEND TAX NOTICE TO:

(Name) Hardy Swenson, Jr. and wife,  
Carol Sue Swenson

(Address) 7750 Hwy 41  
Leeds, AL 35094

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head, Attorneys

(Address) Columbiana, Alabama 35051

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 Dollar (\$1.00) and other good and valuable consideration-----DOLLARS

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

Joseph D. Wallace and wife, Ianthe H. Wallace

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

Hardy Swenson, Jr. and wife, Carol Sue Swenson

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

Shelby County, Alabama to-wit:

A parcel of land situated in Section 13, Township 18S, Range 1W, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of section 13, township 18S, range 1W, Shelby County, Alabama, and run in a Southerly direction along the west line of said 1/4-1/4 section a distance of 148.80 feet to a point; thence deflect 94°45'00" and run to the left in an Easterly direction a distance of 543.32 feet to the east line of a public road and the point of beginning of herein described parcel; thence continue along last described course in an Easterly direction a distance of 200.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Southerly direction a distance of 175.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Westerly direction a distance of 200.00 feet to the East line of a public road; thence turn an interior angle of 90°00'00" and run to the right in a Northerly direction along said East line a distance of 175.00 feet to the point of beginning, containing 0.80 acres, more or less.

According to a survey made by Robbin E. Phillips, A.L.S. #14976, dated March 24, 1992.

Subject to easements and rights of way of record.

Subject to the restrictions that no mobile homes or house trailers be kept or allowed on subject property, and that said property not be sold as long as grantors are living.

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 26th

day of March, 19 92.

WITNESS:

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

Joseph D. Wallace (Seal)  
Joseph D. Wallace

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

Ianthe H. Wallace (Seal)  
Ianthe H. Wallace

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

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Joseph D. Wallace and wife, Ianthe H. Wallace

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 26th day of March, A. D., 19 92

Paula R. Thompson  
Notary Public,

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