

This instrument was prepared by:

Send Tax Notice To:

S. Kent Stewart  
STEWART DAVIS & HUMPHREY, P.C.  
3800 Colonnade Pkwy, Suite 650  
Birmingham, AL 35243

MICHAEL N. HODGES  
LAURA T. HODGES  
6121 Double Oak Way  
Birmingham, AL 35242

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WARRANTY DEED (WITH SURVIVORSHIP)

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-SEVEN THOUSAND DOLLARS  
(\$147,000.00) to the GRANTOR(S), CURTIS F. SWAN AND WIFE, TAMMY H.  
SWAN, in hand paid by

MICHAEL N. HODGES AND LAURA T. HODGES

hereinafter referred to as GRANTEES, the receipt of which is hereby  
acknowledged, the said GRANTOR(S) does hereby grant, bargain, sell  
and convey unto the said GRANTEES, as joint tenants, with the right  
of survivorship, the following described real estate, situated in  
SHELBY COUNTY, to-wit:

Lot 5, according to the Survey of Double Oak  
Estates, as recorded in Map Book 8, Page 129,  
in the Office of the Judge of Probate of  
Shelby County, Alabama.

\$139,600.00 of the consideration stated hereinabove was paid from  
the proceeds of a purchase money mortgage filed simultaneously  
herewith.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF  
RECORD.

TO HAVE AND TO HOLD unto the said GRANTEES as joint  
tenants, with the 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 in and to the property described hereinabove 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 the said GRANTOR(S) and for GRANTORS' heirs,  
executors and administrators do hereby covenant with the said  
GRANTEE, her heirs and assigns, that I am lawfully seized in fee  
simple of said premises; that they are free from all encumbrances,  
unless otherwise noted hereinabove; that I have a good right to  
sell and convey the same as aforesaid; that I will and for my  
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.

Inst # 1993-24043

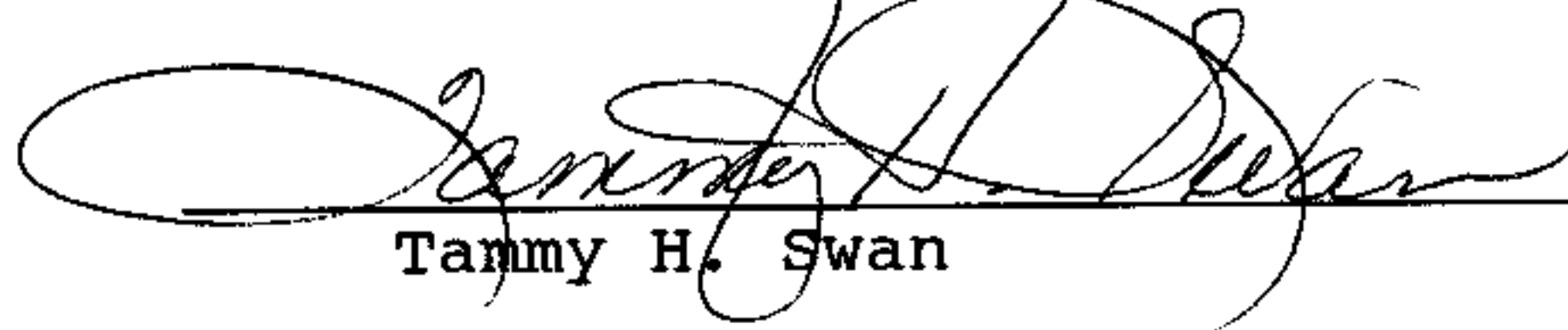
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09:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 18.50

Inst # 1993-24043

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto  
set my hand and seal on this the 31st day of July, 1993.



Curtis F. Swan



Tammy H. Swan

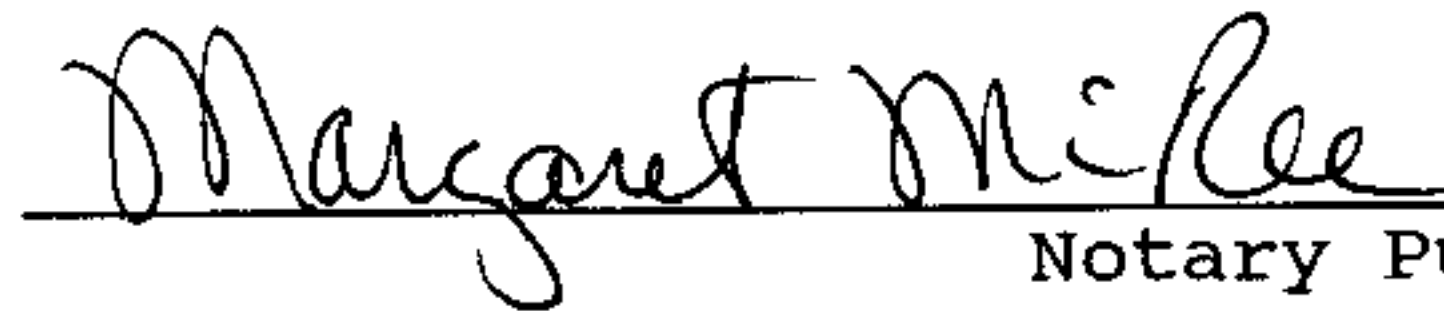
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in  
said State, hereby certify that Curtis F. Swan and wife, Tammy H.  
Swan whose names 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 within conveyance, that they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of  
July, 1993.

My Commission Expires:

2-5-95



Notary Public

Inst. # 1993-24043

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