

R94-1332 (RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst * 1994-11612

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN WILLIAM SWIGER
101 SPINNIKER LAND
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JEFFREY SCOTT ANTHONY and SHERRY TABER ANTHONY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN WILLIAM SWIGER and AMELIA P. SWIGER, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 38, ACCORDING TO THE MAP AND SURVEY OF THIRD SECTOR, PORT SOUTH, AS RECORDED IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993, which constitute a lien, but are not due and payable until October 1, 1994.
2. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 318, Page 11.
3. Restrictions appearing of record in Misc. Book 29, Page 557.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 29, Page 406.
5. Agreement with Alabama Power for underground residential distribution as recorded in Misc. Book 29, Page 400.
6. Agreement with Plantation Pipe Line Company in Misc. Book 26, Page 104.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 246, Page 97.
8. Reservation, rights and agreements as set out in Deed Book 246, Page 97.
9. 35 foot building line from Tradewinds Circle and Spinnaker Lane; 5 foot utility easement along the Easterly lot line, as shown on recorded plat.

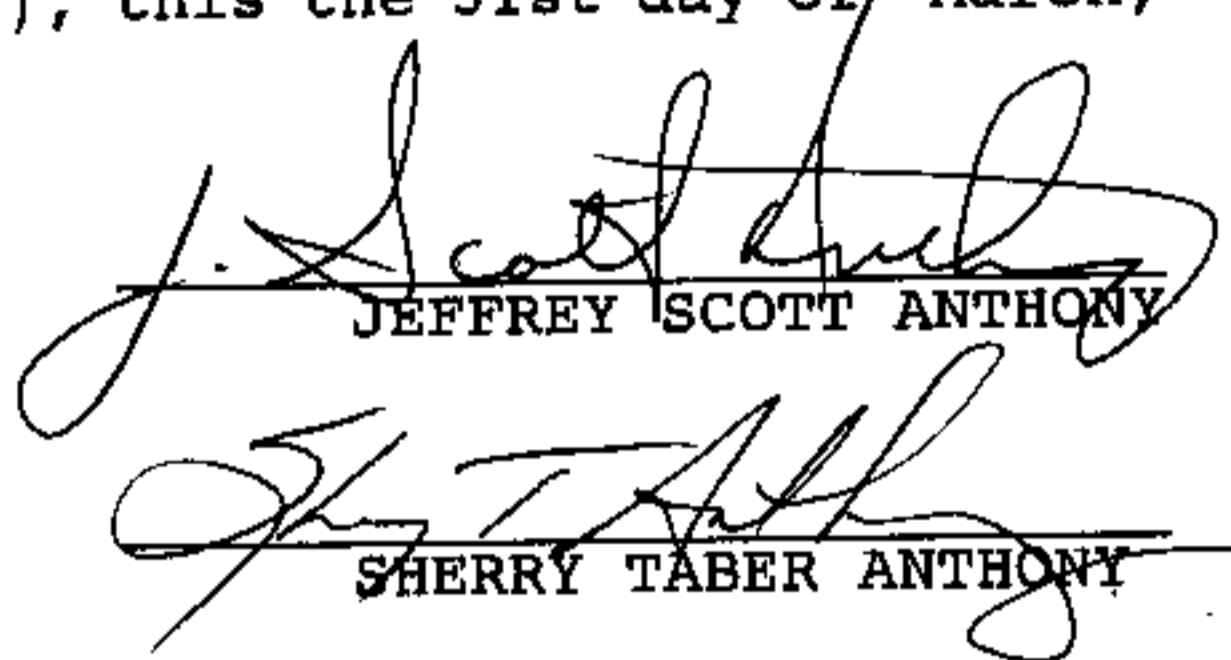
04/08/1994-11612
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 45.00

\$77,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JEFFREY SCOTT ANTHONY and SHERRY TABER ANTHONY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 1994.



JEFFREY SCOTT ANTHONY
SHERRY TABER ANTHONY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFFREY SCOTT ANTHONY and SHERRY TABER ANTHONY, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of March, 1994.



Notary Public

My commission expires: 2/17/96

Inst # 1994-11612

04/08/1994-11612
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 45.00