

SEND TAX NOTICE TO:
Gregory A. & Jill W. Swindal
5929 South Shades Crest Road
Bessemer, Alabama 35023



JEFFERSON TITLE CORPORATION

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

(Name) STONE, PATTON, KIERCE & FREEMAN
118 N. 18th Street
(Address) Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 (\$1.00) DOLLARS

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

GRAHAM N. WEBSTER and wife, RUBY T. WEBSTER

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

JILL W. SWINDAL and husband, GREGORY A. SWINDAL

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

SHELBY County, Alabama to-wit:

WEBSTER'S ONE LOT FAMILY SUBDIVISION
Located in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 5-West, Shelby County, Alabama, ALSO, being a part of Lot 5, according to the decree and map in Case 2994 in the Circuit Court of Shelby County, Alabama, in equity, style of case being Howard Et Al vs. Harrison, Et-Al, said decree and map is recorded in Deed Book 138, Pages 555 and 556, in said Probate Office, Shelby County, Alabama.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH WITH INFORMATION FURNISHED BY GRANTEES.

Inst # 1995-03230

02/06/1995-03230
09:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 31st

day of January, 1995

WITNESS:

(Seal) Graham N. Webster (Seal)

(Seal) Ruby T. Webster (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Graham N. Webster and Ruby T. Webster 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January A.D., 19 95

My Commission Expires: 4-28-97

Carmen J. Clay

Notary Public

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