

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100^N
Birmingham, Alabama 35244

Inst # 1995-14453

06/02/1995-14453
RECEIVED TO SURVIVOR
CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 30.50

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED & NO/100---- (\$224,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas Daniel Swarts and wife, Sylvia L. Swarts (herein referred to as grantors), do grant, bargain, sell and convey unto Frank Steele Jones and wife, Deborah I. Jones (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 54, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, page 54 A & B, in the Probate Office of Shelby County, Alabama.

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

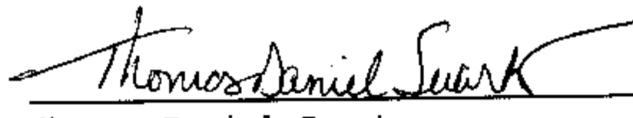
\$203,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2324 Altadena Crest Drive Birmingham, Alabama 35242

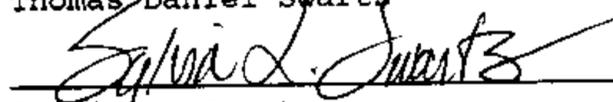
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 31st day of May, 1995.



Thomas Daniel Swarts (SEAL)



Sylvia L. Swarts (SEAL)

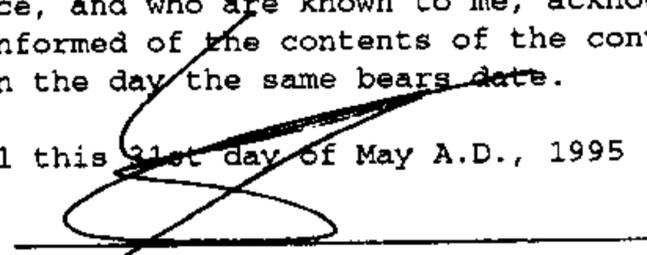
STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Thomas Daniel Swarts and wife, Sylvia L. Swarts 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 May A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99



Notary Public