

Inst # 1995-25475

This instrument was prepared by:

(Name) South States Mortgage Corporation  
(Address) 2205 Cahaba Valley Drive, Suite 100, Birmingham, AL 35242  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL ME BY THESE PRESENTS,

That in consideration of Twenty-eight Thousand One Hundred Ninety-two Dollars and No/100 (\$28,192.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Thomas D. Swarts and wife, Sylvia L. Swarts

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

CRAYTON D. PATTERSON, D.B.A. PATTERSON HOMEBUILDERS

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Yellow Leaf Ridge Estates, as recorded in Map Book 18 Page 127, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, 1995 taxes, set-back lines, rights of way, limitations, if any, of record.

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 (unlessw 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 said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that I (we) will, and my (our) heirs, exe4cutors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, they have hereunto set their hand(s) and seal(s) this the 5th day of September, 1995.

WITNESS

Jessie Hancock (Seal)  
\_\_\_\_\_  
(Seal)

Thomas D. Swarts (Seal)  
Sylvia Swarts (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, \_\_\_\_\_ a Notary Public in and for said County in said State, hereby certify that Thomas D. Swarts and wife, Sylvia L. Swarts, whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of September, 1995.

Judy D. Thompson  
Notary Public  
My Commission Expires: 04-06-96

WPWIN\Joindeed

09/13/1995-25475  
12:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

Colonial Bank