

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) RONALD K. ERWIN  
(Address) 747 Highway 1  
Bessemer, AL 35023

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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

That in consideration of One Hundred Fifteen Thousand and no/100----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,  
JAMES DANIEL SWINDALL and wife, MARY E. SWINDALL  
(herein referred to as grantors), do grant, bargain, sell and convey unto  
RONALD K. ERWIN and wife, TAMMY R. ERWIN  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL  
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY  
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 109,250.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

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02/02/1996-03527  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 17.00

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 (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 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 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 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 17th  
day of January, 19 96.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James Daniel Swindall (Seal)  
JAMES DANIEL SWINDALL (Seal)  
Mary E. Swindall (Seal)  
MARY E. SWINDALL

STATE OF ALABAMA }  
SHELBY County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that JAMES DANIEL SWINDALL and wife, MARY E. SWINDALL, 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 17th day of January, A.D., 19 96.

My Commission Expires: 8-29-98

Notary Public

EXHIBIT "A"

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 21 South, Range 4 West; thence run South along the West line of said 1/4 1/4 for a distance of 379.55 feet; thence turn an angle to the left of 89 deg. 20 min. 02 sec. and run East for a distance of 681.75 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 620.94 feet to a point on the West right of way of Shelby County Road No. 1; thence turn an angle to the right of 71 deg. 47 min. 51 sec. and run Southeast along the said West right of way for a distance of 199.90 feet; thence turn an angle to the right of 108 deg. 15 min. 33 sec. and run West for a distance of 644.02 feet; thence turn an angle to the right of 78 deg. 11 min. 41 sec. and run Northwest for a distance of 193.31 feet to the point of beginning; being situated in Shelby County, Alabama.

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