

This instrument was prepared by

(Name) William E. Swatek

(Address) 230 Bearden Road, Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$500.00) Five Hundred & other consideration DOLLARS

to the undersigned grantor in had paid by the GRANTEES herein, the receipt whereof is acknowledge, we,

William E. Swatek and Lana D. Swatek

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

Lana D. Swatek

in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to wit:

Begin at the SW corner of the SW1/4 of the NE1/4 of Section 28, Township 19 South, Range 2 West; thence run North 2 deg. 33' 58" West along the West line of said 1/4 1/4 Section for 387.08 feet to the South boundary of the right of way of the Montevallo-Ashville Road; thence North 55 deg. 32' 00" East along the Southern Boundary of said right of way for 228.40 feet; thence South 17 deg. 20' 00" East for 442.95 feet; thence South 11 deg. 56' 30" East for 520 feet; thence South 32 deg. 35' 20" East for 179.96 feet to the center of Cahaba Valley Creek; thence South 34 deg. 33' 20" East for 55.64 feet; thence South 17 deg. 59' 20" East for 745.11 feet to the South line of the NW1/4 of the SE1/4; thence North 89 deg. 37' 17" West along the South line of said 1/4 1/4 for 706.76 feet to the SW corner of said 1/4 1/4; thence North 2 deg. 42' 45" West for 1318.58 feet to the point of beginning. Containing 18.16 acres, more or less.

SUBJECT to Utility easements and road rights of way of record.

SUBJECT TO Transmission line permits to Alabama Power Company recorded in Deed Book 101, page 527, in Deed Book 112, page 510, in Deed Book 124, page 476, and in Deed Book 190, page 41, in the Probate Office of Shelby County, Alabama.

SUBJECT To right of way to Shelby County recorded in Deed Book 135, page 16 in said Probate Office.

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 sized 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 30th day of April, 1996

WITNESS:

_____(Seal)

William E. Swatek
WILLIAM E. SWATEK

_____(Seal)

Lana D. Swatek
LANA D. SWATEK

_____(Seal)

05/02/1996-14290
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 11.50

Inst # 1996-14290

STATE OF ALABAMA)
Shelby COUNTY)

General Acknowledgement

I, Sheila Griffith, a Notary Public in and for said County, in said State, hereby
certify that William E. & LONAN Swatek
whose name Wore 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
_____ was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April A.D., 1990

My Commission Expires 2/28/00 Sheila M. Griffith Notary Public

Inst # 1996-14290

05/02/1996-14290
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50