

SEND TAX NOTICE TO:

(Name) Don M. McSwain
130 Park Place Circle
(Address) Alabaster, AL. 35007

This instrument was prepared by

(Name) Scott J. Humphrey, LLC
3821 Lorna Rd.
(Address) Birmingham, AL. 35244

Form 1-1.5 Rev. 5/92
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Ninety-one thousand and no/100 (\$91,000.00) DOLLARS

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

Glen A. Youngblood, a married man

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

Don M. McSwain and Laura L. McSwain

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

Shelby County, Alabama to wit:

Lot 8, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$81,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, the property herein conveyed does not constitute the homestead of the Grantor or his spouse.

03/19/1997-08424
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 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, I have hereunto set, my hand(s) and seal(s), this 17

day of March, 1997

WITNESS:

(Seal)

(Seal)

(Seal)

Glen A. Youngblood
by Susan Elizabeth Corley
GLEN A. YOUNGBLOOD by Susan Elizabeth Corley as his Attorney in Fact

(Seal)

STATE OF ALABAMA }
COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, A. D. 19

Inst # 1997-08424

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Susan Elizabeth Corley, whose name as Attorney in Fact under Durable Power of Attorney for Glen A. Youngblood, an unmarried woman is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under Durable Power of Attorney for Glen A. Youngblood executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of March, 1997.


NOTARY PUBLIC

My commission expires:
MY COMMISSION EXPIRES JANUARY 14, 1999

Inst # 1997-08424

03/19/1997-08424
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

03/19/1997-08424
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 20.50