

SEND TAX NOTICE TO:

(Name) Mrs. Leslie Schwelling

(Address) 122 Lake Davidson

Helena, AL 35080

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27- Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Forty Eight Thousand Two Hundred Thirty Five & 00/100-- (\$148,235) DOLLARS

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

Ronnie Morton, a married man

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

Leslie Schwelling and Karen Schwelling

(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 11, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 89,500.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

This property is not the homestead of the undersigned grantor.

07/07/1997-21180
12:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT REL 67.50

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 2nd

day of July, 19 97.

WITNESS:

(Seal)

Ronnie Morton

Ronnie Morton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Ronnie Morton, a married man

whose name 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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D. 19 97

[Signature]

Notary Public

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