

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Send Tax Notice To:

Todd Alan Swanger

Cathy W. Swanger

(Name) 107 Hunter Hills Drive
Chelsea, AL 35043

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty-Nine Thousand, Nine Hundred and no/100----- Dollars

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

Alton Wright d/b/a Alton Wright Construction

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

Todd Alan Swanger and wife Cathy W. Swanger

(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 2, according to the Survey of Hunter Hills, Phase One, as recorded in
Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.SUBJECT TO: (1) Taxes for the year 1997 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.\$ 129,900.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.02/12/1998-04719
08:25 AM CLK IF 1ED
SHELBY COUNTY JUDGE OF PROBATE
21.00
002 WELTO HAVE AND TO HOLD, to 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 commonAnd 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 personsIN WITNESS WHEREOF, 1 have hereunto set my hand(s) and seal(s), this 28th day of January, 19 98

(Seal)

Alton Wright
Alton Wright d/b/a Alton Wright Construction

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

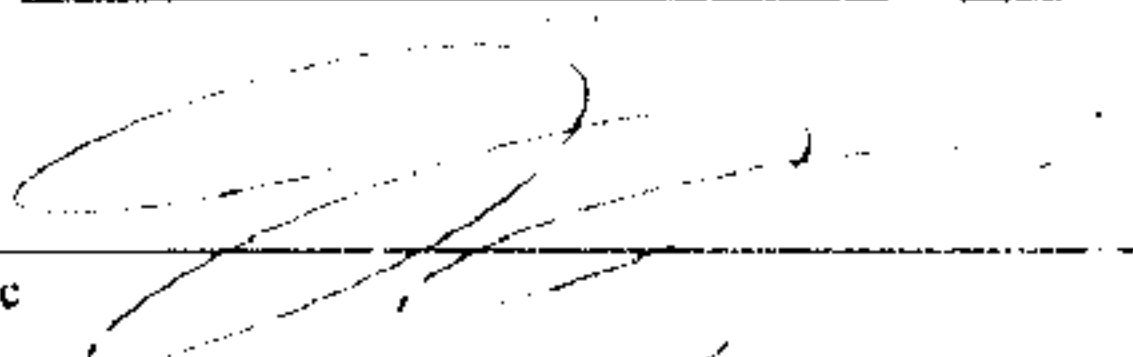
Inst # 1998-04719

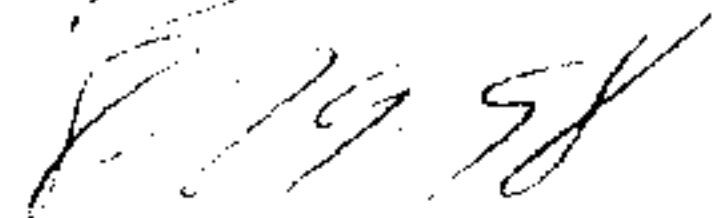
STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that on Wright d/b/a Alton Wright Construction, whose name(s) 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 the 28th day of January 1998.



Notary Public


Inst # 1998-04719

02/12/1998-04719
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE KEL 21.00

Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$ _____
Deed tax \$ _____

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871