

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Lenia H. Holley
107 Meadowcroft Circle
Birmingham, AL 35242

Inst # 1998-11640

WARRANTY DEED
(Without Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of: One Hundred Fifty Three Thousand and no/100----- Dollars(\$153,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Michael V. Swindle and wife Stephanie Swindle (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Lenia H. Holley, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 and the northeasterly .55 feet of Lot 8, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1998.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hand(s) and seal(s), this 26th day of March, 1998.

Michael V. Swindle (Seal)
MICHAEL V. SWINDLE

Stephanie K. Swindle (Seal)
STEPHANIE SWINDLE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael V. Swindle and Stephanie Swindle, 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 26th day of March, 1998.

Douglas Rogers
NOTARY PUBLIC
My Commission Expires 9/9/99

04/02/1998-11640
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 161.50