

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice To

Dennis M. Swann
name
301 Fairfax Way
address
Birmingham, Alabama 3524

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$263,500.00)

That in consideration of Two Hundred Sixty Three Thousand Five Hundred Dollars and no/100 DOLLARS

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

E. Michael Cherry and Nancy D. Hausman, Husband and Wife

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

Dennis M. Swann and Betty A. Swann

(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 54, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$ 200,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

07/02/1998-25038
03:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 72.00

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, We have hereunto set our hand(s) and seal(s), this 30th

day of June, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

E. Michael Cherry (Seal)
E. Michael Cherry
Nancy D. Hausman (Seal)
Nancy D. Hausman (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Michael Cherry and Nancy D. Hausman, Husband and Wife 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 30th day of June, A.D., 1998

[Signature]
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001