

R9812-2975

inst • 1999-00646

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

TURNER, NORTON & JERNIGAN,
L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

BOBBY G. MCSWAIN
1949 INDIAN LAKE DRIVE
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BOBBY G. MCSWAIN and SHARON A. MCSWAIN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BOBBY G. MCSWAIN and SHARON A. MCSWAIN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, ACCORDING TO THE MAP AND SURVEY OF INDIAN VALLEY LAKE ESTATES, 1ST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.

THIS IS TO CERTIFY THAT SHARONAN MCSWAIN IS ONE AND THE SAME PERSON AS SHARON A. MCSWAIN AND THE CORRECT SPELLING IS SHARON A. MCSWAIN.

\$46,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

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SHELBY COUNTY JUDGE OF PROBATE
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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **BOBBY G. MCSWAIN and SHARON A. MCSWAIN, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the **24th** day of **December**, 1998.


BOBBY G. MCSWAIN

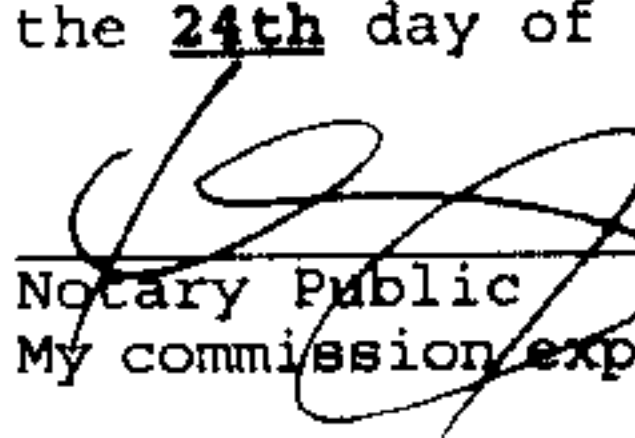

SHARON A. MCSWAIN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BOBBY G. MCSWAIN and SHARON A. MCSWAIN, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the **24th** day of **December**, 1998.


Notary Public

My commission expires: 1-24-99

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SHELBY COUNTY JUDGE OF PROBATE
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