

SEND TAX NOTICE TO: EUGENE O. SWAGGARD
18330 HIGHWAY 42
SHELBY, ALABAMA 35143

Inst # 1999-01205

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 13,900.00 to the undersigned grantor, **ALL SOUTH TRAILER SALES & LEASING INC**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **EUGENE O. SWAGGARD and BEDELIA M. SWAGGARD, HUSBAND AND WIFE** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

LOT 10, ACCORDING TO THE MAP OF LAKE MEADOWS ESTATES - SECOND SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said Grantor, by LARRY PHILLIPS, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 1998.

ATTEST:

ALL SOUTH TRAILER SALES & LEASING INC

BY: *Larry Phillips*
LARRY PHILLIPS, PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **LARRY PHILLIPS** whose name as PRESIDENT of ALL SOUTH TRAILER SALES & LEASING INC, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand the 30th day of December, 1998.

[Signature]

Notary Public

My Commission Expires _____

Prepared by
Stewart & Associates, P.C.
3585 Grandview Parkway #380
Birmingham, AL 35243

MY COMMISSION EXPIRES OCTOBER 27, 2001

01/11/1999-01205
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
JAN 11 1999