

Document Prepared By:
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Send Tax Notice:
Timothy H. Small
3417 STONERIDGE DRIVE
BIRMINGHAM, AL 35243

GENERAL WARRANTY DEED-JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

}
KNOW ALL MEN BY THESE PRESENTS.

THAT IN CONSIDERATION OF **One Hundred Eighteen Thousand and No/100 Dollars (\$118,000.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We or I, **Elaine Hackworth Dempsey, a married woman, she is the surviving grantee of the deed recorded in Real Volume 274, Page 518, in the Probate Office of Shelby County, Alabama, the other grantee, Hugh James Dempsey, having died on or about the 10th day of Feb, 1972. Elaine Hackworth Dempsey is one and the same as Elaine Hackworth Swoger**

The property is not the homestead of grantor of her spouse.

(Herein referred to as GRANTOR(S)) grant, sell, bargain and convey unto
Timothy H. Small and Maureen Small

(Herein referred to as GRANTEE(S)), for and during their joint lives as joint tenants 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 **SHELBY County, Alabama** to wit:
Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 West; thence run east along the south line of said 1/4-1/4 section 330.6 feet to the point of beginning; thence continue along said course 330.6 feet; thence turn right 91 degrees 59' 40" left and run 660.0 feet; thence turn 88 degrees 00' 20" left and run 330.6 feet; thence turn 91 degrees 59' 40" left and run 660.0 feet to the point of beginning; less and except a 50.00 foot wide right of way for a public road.

Mineral and mining rights excepted and subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

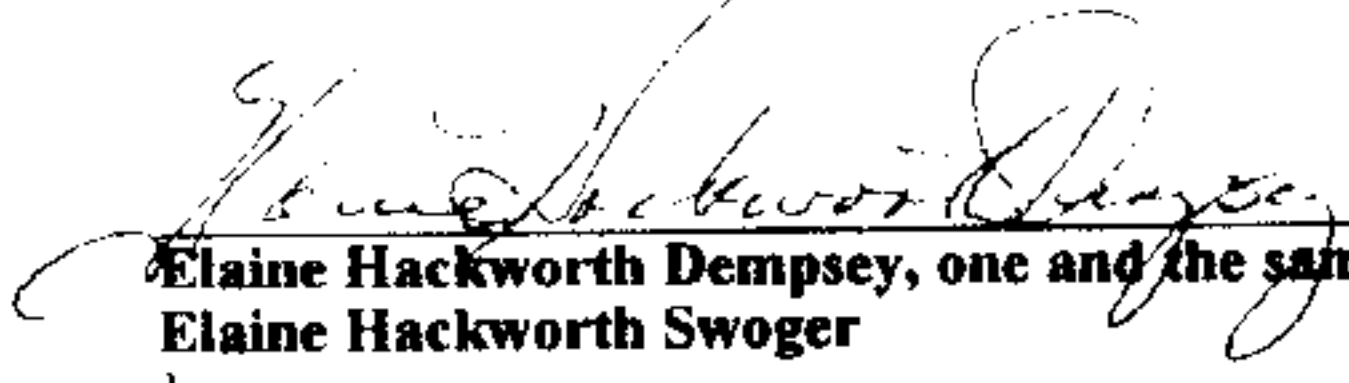
\$ 180,000.00 of the above-recited consideration has been paid with the proceeds of a purchase money mortgage executed herewith.

TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion

And said GRANTOR(S) does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE(S), his/her successors and assigns, that GRANTOR(S) is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid, and that he/she will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) has hereto set his signature this the 4th day of May, 1999.

GRANTOR(S):


 (SEAL)
Elaine Hackworth Dempsey, one and the same as Elaine Hackworth Swoger

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Todd H. Barksdale**, the undersigned, a notary public in and for the County of Jefferson and the State of Alabama, hereby certify that, **Elaine Hackworth Dempsey (one and the same as Elaine Hackworth Swoger)** who is known to me and is informed of the contents of this deed, she acknowledged and executed the same voluntarily as her act on the day same bears date.

Given under my hand this 4th day of May, 1999.

My commission expires: 2/20/01


Inst # 1999-22941 Notary Public

06/02/1999-22941
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MMS 9.50

Inst # 1999-22941