

This instrument was prepared by:
Todd H. Barksdale, P.C.
13 Office Park Circle, Suite 19
Birmingham, AL 35223

Send Tax Notice To:
Rony Swaid
1557 Napoleon Dr.
Alabaster, AL 35007

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, **Sheila H. Sharpe, a single woman**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto
Rony Swaid and Rhonda C. Bowen

(herein referred to as Grantee) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder of right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

SEE EXHIBIT "A"

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

(\$108,589.00) of the above recited consideration was paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE for their joint lives as joint tenants as stated above, and his/her heirs, successors and assigns forever.

And said GRANTOR does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE, his/her successors and assigns, that GRANTOR 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 will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereto set their signature this the 21st day of July, 1999.

GRANTOR(S):

 (Seal)
Sheila H. Sharpe

STATE OF Alabama }
COUNTY OF Jefferson }

I, Todd H. Barksdale, a Notary Public in and for the County of Jefferson and the State of Alabama, hereby certify that, **Sheila H. Sharpe, an unmarried woman**, whose name is signed to the foregoing conveyance, and who is known to me, personally appeared before me on this day and being informed of the contents of this deed, acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of July, 1999.

My Commission expires: 2/20/01


Notary Public

Inst # 1999-30989

07/26/1999-30989
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 20.50

Lot 16, according to the Survey of Kingwood, as recorded in Map Book 6, page 40, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO:

A parcel of land in the Southeast quarter of the Northwest quarter of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Begin at the Northeast corner of Lot 16 of Kingwood as recorded in Map Book 6, page 40, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southwest along the Northwest line of said Lot 16 a distance of 143.71 feet to an iron pin; thence turn left $00^{\circ} 15' 50''$ and run Southwest along the Northwest line of Lot 15 of Kingwood 157.52 feet to an iron pin on the West quarter-quarter line; thence turn right $132^{\circ} 39' 06''$ and run North along said quarter-quarter line 527.27 feet to an iron pin; thence turn right $91^{\circ} 28' 00''$ and run East 83.63 feet to an iron pin on the Westerly right of way of an Alabama Power Company right of way; thence turn right $65^{\circ} 14' 42''$ and run Southeast along said right of way 350.05 feet to the point of beginning.

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