

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Nannette C. Johnston
(Address) 1007 Bedford Ave.
Palm Beach Gardens, FL 33403

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 11-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of One Hundred Forty Two Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, for we, Reuben E. Swinford and wife, Jean J. Swinford

(herein referred to as grantor, whether one or more), bargain, sell and convey unto Nannette C. Johnston, Individually And/Or
As Trustee of the Nannette C. Johnston Trust,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

N 1/2 of S 1/2 of SE 1/4 of SW 1/4 in Section 1, Township 22, Range 3 West, Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2000-00882

01/10/2000-00882

08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 150.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands) and seal(s), this 7th day of January, 2000.

(Seal)

(Seal)

(Seal)

Reuben E. Swinford
Reuben E. Swinford

Jean J. Swinford
Jean J. Swinford

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Reuben E. Swinford and Jean J. Swinford, whose name s are signed to the foregoing conveyance 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 7th day of January, A.D. 2000.

My Commission Expires: 10/16/2000

Notary Public