

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Roland Fleming
10940 Highway 41
Leeds, AL 35094

29-00

Inst # 2000-03736

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY SIX THOUSAND AND NO/100 (\$96,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **A. J. SWINEY AND WIFE, MARTHA J. SWINEY** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ROLAND FLEMING AND REGINA FLEMING** (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 Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO: 1. Easement and conditions recorded in Instrument 1995-34226 in the Probate Office of Shelby County, Alabama.
2. Less and except any part of subject property lying within the right of way of a public road.
3. Less and except a dirt road as described in that certain deed recorded in Real 177 page 462 in said Probate Office.

\$91,200.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

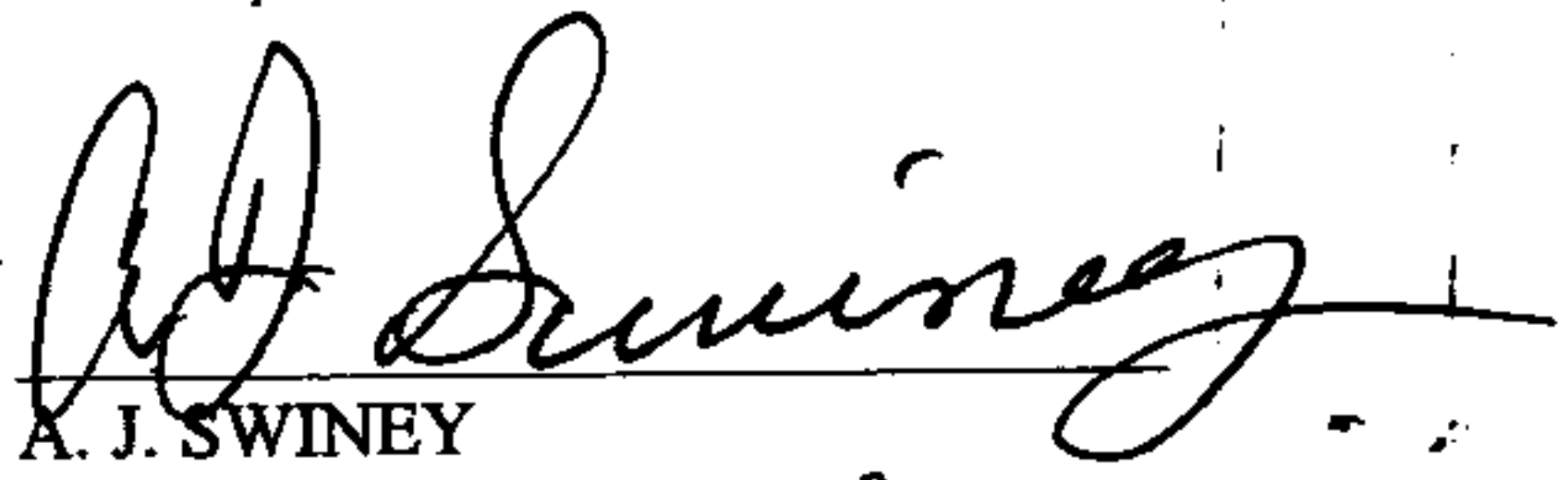
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 28th day of January, 2000.

02/07/2000-03736
09:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MMS 18.50

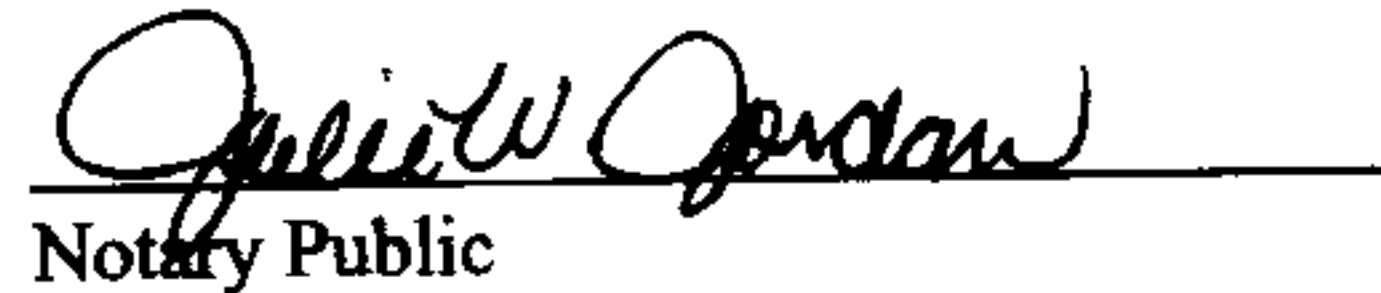

A. J. SWINEY


MARTHA J. SWINEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that A. J. SWINEY AND MARTHA J. SWINEY whose name(s) are signed to the foregoing conveyance, and 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 28th day of January, 2000.


Notary Public

My Commission Expires:

4-23-2000

EXHIBIT A

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 18 South, Range 1 East, more particularly described as follows:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 4, Township 18 South, Range 1 East; proceed North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 354.78 feet to the center-line of Shelby County Highway 41 (Dunavant Road); turn an angle to the right of 77 degrees 53 minutes 25 seconds to the chord of a curve to the left having a radius of 3,604.24 feet, a central angle of 4 degrees 34 minutes 55 seconds and a chord length of 288.16 feet; proceed along said curve a distance of 288.24 feet; turn an angle to the right of 103 degrees 56 minutes 32 seconds from said chord a distance of 423.20 feet; turn an angle to the right of 89 degrees 49 minutes 19 seconds a distance of 268.12 feet to the point of beginning.

Less and except that part lying in the right of way of Dunavant Road.

Less and except the existing dirt road running along the West line of said property.

Situated in Shelby County, Alabama.

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