

✓ This instrument was prepared by:
Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To: Richard E. Swayne
119 Katy Circle
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON

That in consideration of Two Hundred Seventy Nine Thousand Nine Hundred dollars and no/100 (\$279,900.00) to the undersigned grantor, Harbar Construction Company, Inc. a corporation. (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Richard E. Swayne and wife, Deborah T. Swayne (herein referred to as GRANTEEES) 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:

Lot 28, according to the Survey of The Cedars, as recorded in Map Book 25, Page 134, in the Probate Office of Shelby County, Alabama.

Inst # 2000-11017

04/04/2000-11017
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS \$5.50

\$223,920.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

TO HAVE AND TO HOLD, To the said GRANTEEES 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 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March, 2000.

ATTEST:

Harbar Construction Company, Inc.

By:


Denney Barrow, Vice President

STATE OF ALABAMA

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COUNTY OF JEFFERSON

I, Claude M. Moncus, a Notary Public in and for the said County in said State, hereby certify that Denney Barrow whose name as Vice President of Harbar Construction Company, 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 and official seal, this the 31st day of March, 2000.

My commission expires: 12/28/2003


Claude M. Moncus, Notary Public