

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: George A. Swanson
name
4018 Saddle Run Circle
address
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THREE THOUSAND AND NO/100-----
----- DOLLARS (\$123,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert T. Lewis and Wife, Joan Lewis

(herein referred to as grantors) do grant, bargain, sell and convey unto George A. Swanson and Katherine R. Swanson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Saddle Run Subdivision, as recorded in Map
Book 11, page 28, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2001.

Subject to items on attached Exhibit A.

\$ 127,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 2001-27003

07/02/2001-27003
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KB 15.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 26th
day of June, 2001.

_____(Seal) Robert T. Lewis (Seal)
_____(Seal) Joan Lewis (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Robert T. Lewis, and Wife, Joan Lewis
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of June A.D., 2001

Larry L. Halcomb Notary Public

My Commission Expires
January 23, 2002

EXHIBIT A

20 foot building line, as shown by recorded map.

20 foot easement on South for sanitary sewer and 5 foot stone drain easement on East, as shown by recorded map.

Restrictions or Covenants recorded in Real 144, page 124 and Real 145, page 705, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Agreement with Alabama Power Company recorded in Real 145, page 712, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 157, page 579, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Real 319, page 551 and Real 340, page 708 and amended by Instrument 1997-32801 and further amended by Instrument 1998-00100, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto and release of damages recorded in Volume 79, page 297, in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County, recorded in Volume 135, page 364, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 101, page 551 and Volume 112, page 49, in the Probate Office of Shelby County, Alabama.

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