

STATUTORY CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Fifty Two Thousand, Four Hundred and no/100's Dollars (\$252,400.00) and other good and valuable consideration to the undersigned grantor, FIRST FEDERAL SAVINGS BANK, a corporation (hereinafter referred to as GRANTOR) in hand paid by the GRANTEEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto LARRY L. SWINDLER and KAREN J. SWINDLER (hereinafter referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Aaronvale Subdivision, Phase 1, as recorded in Map Book 23, Page 78, in the Probate Office of Shelby County, Alabama.

\$201,900.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEEES, 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 GRANTEEES herein) in the event that 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 GRANTEEES herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 28th day of September, 2001.

ATTEST:

FIRST FEDERAL SAVINGS, BANK

It's Vice President

10/03/2001-42641
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 62.50

STATE OF ALABAMA
JEFFERSON COUNTY

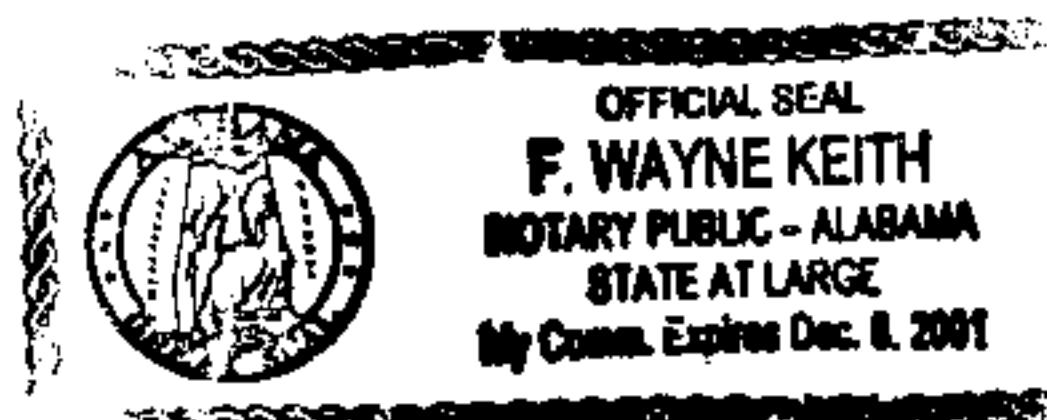
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jeff Williams, whose name as Vice President of First Federal Savings Bank, a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents 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 seal this the 28th day of September, 2001.

Notary Public

This instrument was prepared by:
F. Wayne Keith
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
Larry L. Swindler
130 Aaronville Circle
Birmingham, Alabama 35242



2001-42641