

Send Tax Notice to:  
Beverly E. Swanger  
1300 Highway 52 East  
Pelham, AL 351124

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00), Love and affection and other good and valuable consideration, to the undersigned grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

**Wayne M. Ellison and wife, Edna L. Ellison,**

(herein referred to as grantors), do grant, bargain, sell and convey unto our daughter,

**Beverly E. Swanger**

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 2 West, thence from a bearing of the West line of said 1/4 1/4 of N 00 deg. 03' 16" E, run N 12 deg. 33' 25" E for 118.92 feet to the point of beginning; thence run N 41 deg. 21' 28" E for 590.55 feet; thence run S 81 deg. 29' 08" E for 277.73 feet; thence run S 41 deg. 26' 15" E for 464.16 feet; thence run N 68 deg. 23' 12" W for 128.05 feet; thence run N 89 deg. 32' 00" W for 100.11 feet; thence run S 03 deg. 25' 37" W for 132.24 feet to the point of beginning. Subject to any easements and/or rights of ways of record.  
According to survey dated October 11, 2002, of Steven M. Allen, PLS 12944 (Conn & Allen).

Also, an easement over and along the road known as "Parkview Drive", a portion of which abuts the Southernmost boundary of the above described property, as a right of way for ingress, egress and utility use.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of October, 2002.

Wayne M. Ellison  
Wayne M. Ellison

Edna L. Ellison  
Edna L. Ellison

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne M. Ellison and wife, Edna L. Ellison, whose names 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 14<sup>th</sup> day of October, 2002.

Laurie Brasher  
Notary Public