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Shelby Cnty Judge of Probate, AL
04/18/2003 08:52:00 FILED/CERTIFIED

This instrument was prepared by:
Douglas L. McWhorter
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice To:

Arnold F. Swan, Trustee
246 Narrows Point Lane
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, **ARNOLD F. SWAN** and wife, **DOROTHY A. SWAN** (herein referred to as "grantors"), do grant, bargain, sell and convey an undivided one-half (½) interest in the following described real estate situated in Shelby County, Alabama to **ARNOLD F. SWAN**, Trustee under the Arnold F. Swan Trust dated November 7, 2000, as thereafter amended by the Second Amendment to said Trust, and as may be amended hereafter from time to time; and an undivided one-half (½) interest in the following described real estate situated in Shelby County, Alabama to **DOROTHY A. SWAN**, Trustee under the Dorothy A. Swan Trust dated November 7, 2000, as thereafter amended by the Second Amendment to said Trust, and as may be amended hereafter from time to time; (herein referred to as "grantees"):

Lot 93, according to the Final Plat of Narrows Point-Phase 3, as recorded in Map Book 28 Page 120 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2002 and all subsequent years thereafter; (2) Fire district assessments for 2002 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantor; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, Instrument #2000-17136, Instrument #2000-36696, and Instrument #2001-38328 in the Probate Office of Shelby County,

Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD Unto the grantees and the heirs and assigns of the grantees forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the grantees and the grantees' 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 grantees and the grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15 day of April, 2003.

WITNESSES:

Arnold F. Swan (SEAL)
Arnold F. Swan

Barbara J. Chapin
Phyllis Monical

Dorothy A. Swan (SEAL)
Dorothy A. Swan

Barbara J. Chapin
Phyllis Monical

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arnold F. Swan, whose name 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 15th day of April, 2003.

Douglas L. McWhorter
Notary Public
My Commission Expires: 5/10/03

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy A. Swan, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2003.

Douglas L. McWhorter
Notary Public
My Commission Expires: 5/10/03