

# WARRANTY DEED

State of Alabama  
SHELBY County

SEND TAX NOTICE TO:  
MICHAEL T. SWORDS  
310 WILSON DRIVE  
MONTEVALLO, ALABAMA 35115

**Know all men by these presents:**

That in consideration of **Forty-Three Thousand and 00/100 (\$43,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**DIXIE MCGIBONEY A Married PERSON**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

**MICHAEL T. SWORDS**

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 22, ACCORDING TO THE SURVEY OF WILSON'S SUBDIVISION NUMBER ONE, DRAWN ON 21 SEPTEMBER 1940 BY R. VILLADSON, ALABAMA CIVIL ENGINEER, FOR P.C. WILSON AND RECORDED 01 DECEMBER 1943, AT MAP BOOK 03, PAGE 62 OF THE SHELBY COUNTY PROBATE RECORDS.

Subject property is not the homestead of the grantor nor her spouse.  
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**\$36,550.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD to the said grantee, **MICHAEL T. SWORDS** his, her or their heirs and assigns forever. 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/WE have hereunto set MY/OUR hand(s) and seal(s), this  
9th day of January, 2004.

Dixie McGiboney  
DIXIE MCGIBONEY

STATE OF ALABAMA

COUNTY SHELBY General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DIXIE MCGIBONEY A married PERSON whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 9th day of January, 2004.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12507

65018

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central Ala. Title