



WARRANTY DEED

STATE OF ALABAMA]
COUNTY OF SHELBY]

That in consideration of One Sixty Five Thousand Five Hundred and no/100s Dollars [\$165,500.00] and other good and valuable consideration to the undersigned Grantors, Michael A. McSwain and Brenda L. McSwain, husband and wife , in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Jason E. Matherson and Rachael A. Matherson, husband and wife (herein referred to as Grantees) the following described real estate, situated in Shelby County, Alabama, to wit:

1433 Secretariat Drive, Helena AL 35080 with the legal description:

Lot 47, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, page 78, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

Subject to a mortgage in the amount of \$168,000 which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 20 day of August, 2004.

GRANTOR, Michael A. McSwain

GRANTOR, Brenda L. McSwain

STATE of ALABAMA
COUNTY of Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael A. McSwain and Brenda L. McSwain, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 12/14/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Jason E. Matherson
1433 Secretariat Drive
Helena, AL 35080