


04-1006

SEND TAX NOTICE TO: DONALD D. SWANSON AND PHYLLIS

J. SWANSON

237 SARATOGA LANE
CALERA, ALABAMA 35040


20040901000490060 Pg 1/1 35.00
Shelby Cnty Judge of Probate, AL
09/01/2004 11:59:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$120,000.00 to the undersigned grantor, **WORTHINGTON HOMES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **DONALD D. SWANSON and PHYLLIS J. SWANSON, HUSBAND AND WIFE** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 25, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITAUATED IN SHELBY COUNTY, ALABAMA.

\$96,000.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said Grantor, by ANTHONY JONES, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August, 2004.

ATTEST:

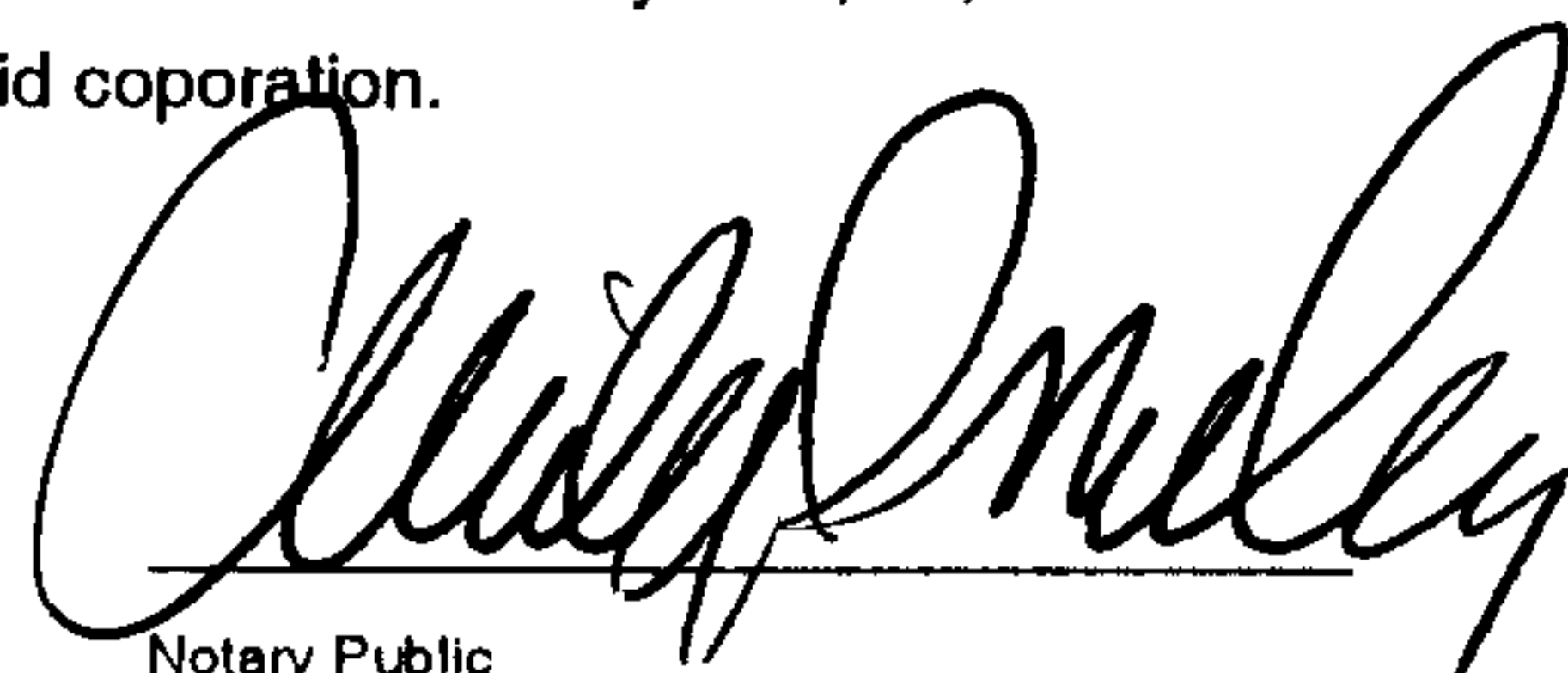
WORTHINGTON HOMES, INC.

BY: 
ANTHONY JONES, PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **ANTHONY JONES** whose name as **PRESIDENT** of **WORTHINGTON HOMES, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said coporation.

Given under my hand the 30th day of August, 2004.


Notary Public
My Commission Expires: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE. 630
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05