THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

20050422000194220 1/1 $12.00
Shelby Cnty Judge of Probate, AL
04/22/2005 03:49:20PM FILED/CERT

SEND TAX NOTICE TO:
Mr. Tracy Swinney
116 River Birch Road
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND NO/100----------DOLLARS ($241,500.00)**, to the undersigned grantor, **H & T HOME BUILDERS, 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 **TRACY SWINNEY and TERRY SWINNEY** (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 Shelby County, Alabama, described as follows:

Lot 604, according to the Map and Survey of Windstone VI Subdivision, as recorded in Map Book 33, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

$193,200.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

$48,300.00 of the above recited purchase price was paid by a second mortgage recorded simultaneously herewith.

Subject to mineral and/or mining rights, if any, not owned by Grantor and subject to present zoning classifaction.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the 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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its President, **James W. Hamm**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 21st day of April, 2005 .

H & T HOME BUILDERS, INC.

BY: James W. Hamm
James W. Hamm, President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Hamm, whose name as President of H & T Home Builders, 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 corporation.

Given under my hand and official seal, this the 21st day of April, 2005.

Notary Public

My Commission Expires: 10-6-08