


Document Prepared By:  
**Shannon R. Crull, P. C.**  
3400 Independence Dr., Ste 100  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Shemeco M. Swain**  
5991 Forest Lakes Cove  
Sterrett, Alabama 35147

**GENERAL WARRANTY DEED**

  
20100427000128690 1/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
04/27/2010 03:04:31 PM FILED/CERT

**STATE OF ALABAMA        }**  
**COUNTY OF SHELBY       }**

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Sixty-Eight Thousand Five Hundred Dollars and NO/100 (\$168,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Justin D. Fingar and Alison Barnes Fingar, husband and wife**, herein referred to as **Grantors**, grant, sell, bargain and convey unto **Shemeco M. Swain**, herein referred to as **Grantees** the following described real estate, situated in **SHELBY** County, Alabama to wit:

**See Attached Exhibit "A"**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

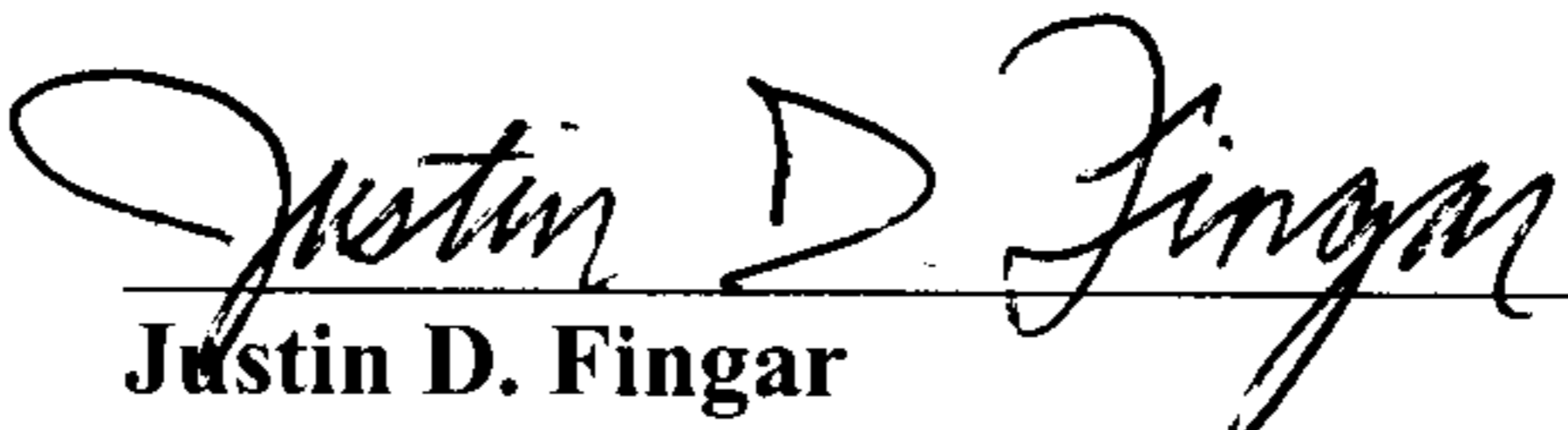
**\$150,228.00** of the above consideration was secured by and through the purchase money mortgage closed herewith.


TO HAVE AND HOLD to the said Grantees for and during her joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, her 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 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 said **GRANTEE(S)**, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR(S)** have hereunto set her hand and seal, this 15<sup>th</sup> day of April, 2010.

**GRANTOR(S)**

 (SEAL)  
**Justin D. Fingar**

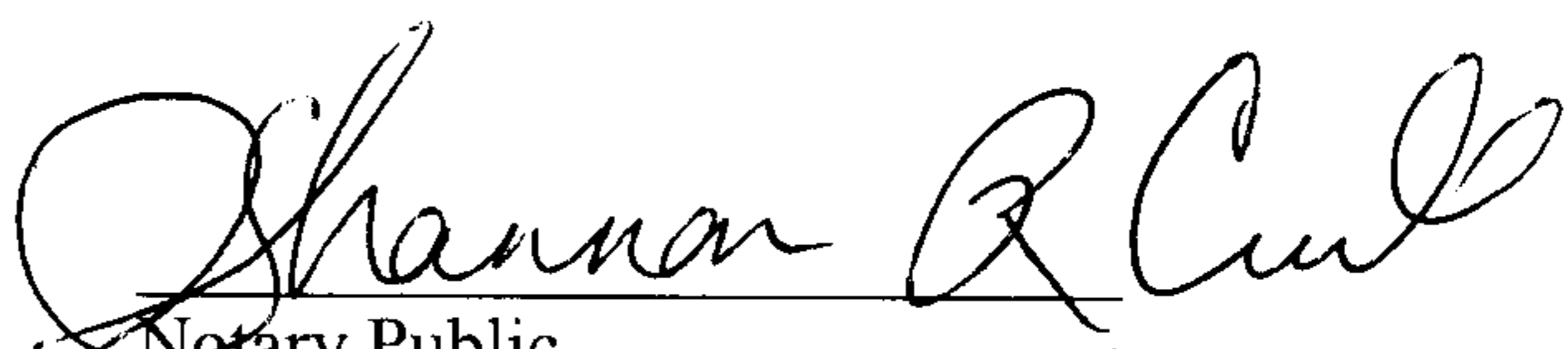
 (SEAL)  
**Alison Barnes Fingar**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Justin D. Fingar and Alison Barnes Fingar**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of April, 2010.

Notary Seal

  
Notary Public  
My commission expires: 4/2/2012

Deed Tax : \$18.50

**SHANNON R. CRULL**  
**Notary Public, Alabama State At Large**  
**My Commission Expires April 2, 2012**



20100427000128690 2/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
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## EXHIBIT "A"

Legal Description:

Lot 273, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Pages 25 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.