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Send Tax notice to:

## STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND AND Zero Cents (\$229,000.00)** Dollars to the undersigned Grantor, First Federal Bank, an Alabama Banking Corporation represented by Charles G. Wolbach, it's President, and with full authority, in hand paid by Gregory Swindall and Elizabeth Swindall, the grantee herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gregory Swindall and Elizabeth Swindall (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**Lot 22, according to the Survey of South Pointe, 9<sup>th</sup> Sector, Phase 2, as Recorded in Map Book 16, Page 81, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**

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

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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Shelby Cnty Judge of Probate, AL  
12/01/2010 02:12:29 PM FILED/CERT

Note: \$223,194<sup>00</sup> of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of November, 2010.

FIRST FEDERAL BANK

By: [Signature]

Charles G. Wolbach

Its: President



STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Anita Billings, a notary for said County and in said State, hereby certify that Charles G. Wolbach, whose name as President of First Federal Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10<sup>th</sup> day of November, 2010.

[Signature]  
Notary Public

My Commission expires: 09-03-2012

