



20210901000426750 1/4 \$200.00
Shelby Cnty Judge of Probate, AL
09/01/2021 11:20:10 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned James Troy Swaney and wife, Judy Colleen Galyean Swaney, and Paul Gregory McMillon, single (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Judy Galyean Swaney and Paul Gregory McMillon (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 to-wit:

Lot 19, according to the map of the 1971 Addition to Shelby Shores, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 96.

R. C. Galyean, owner of a life estate in the above described property, died in 2014.

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.

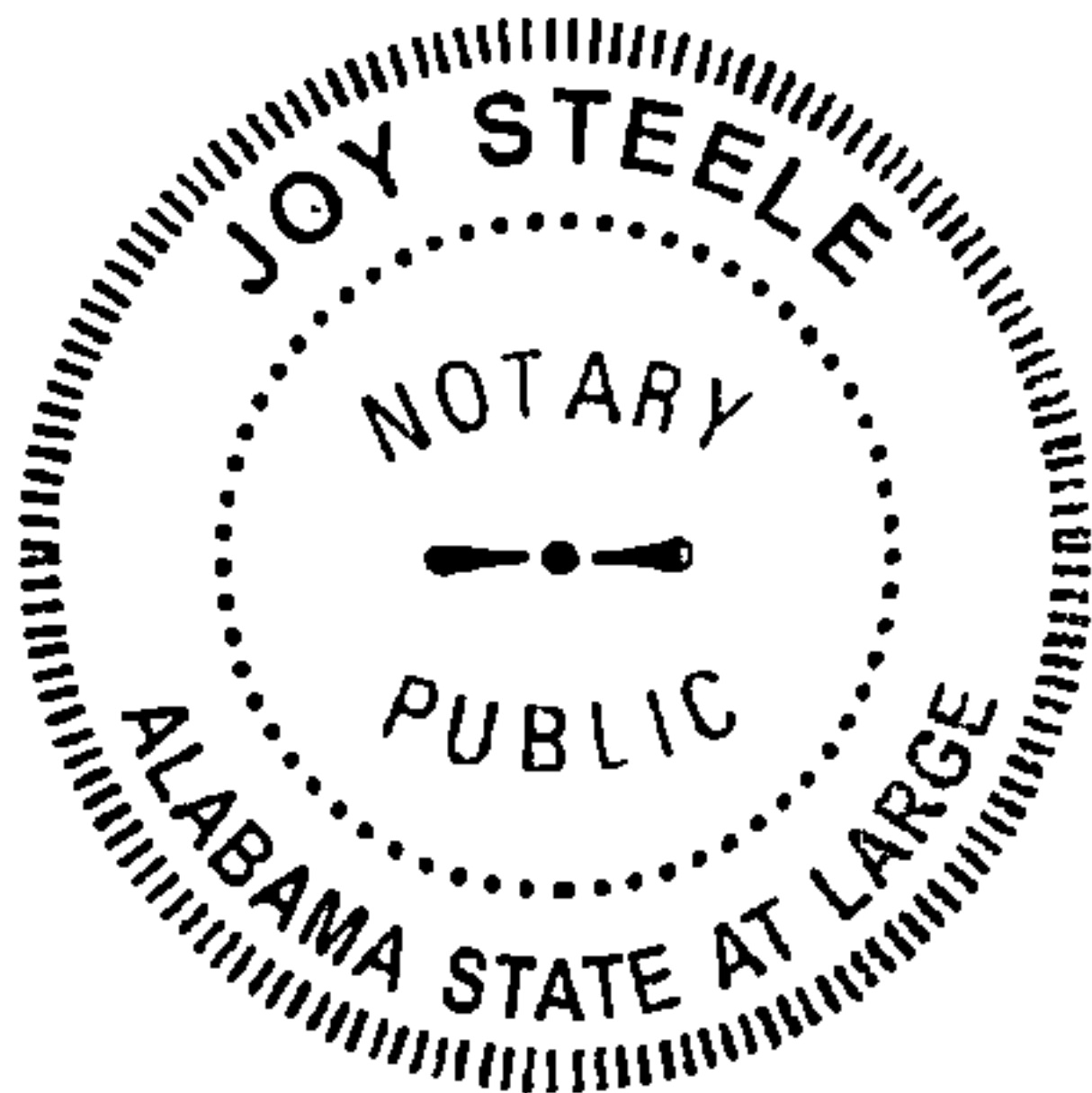
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/01/2021
State of Alabama
Deed Tax: \$168.00



20210901000426750 2/4 \$200.00
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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
15th day of September, 2021.



James Troy Swaney
James Troy Swaney

Judy Colleen Galyean Swaney
Judy Colleen Galyean Swaney

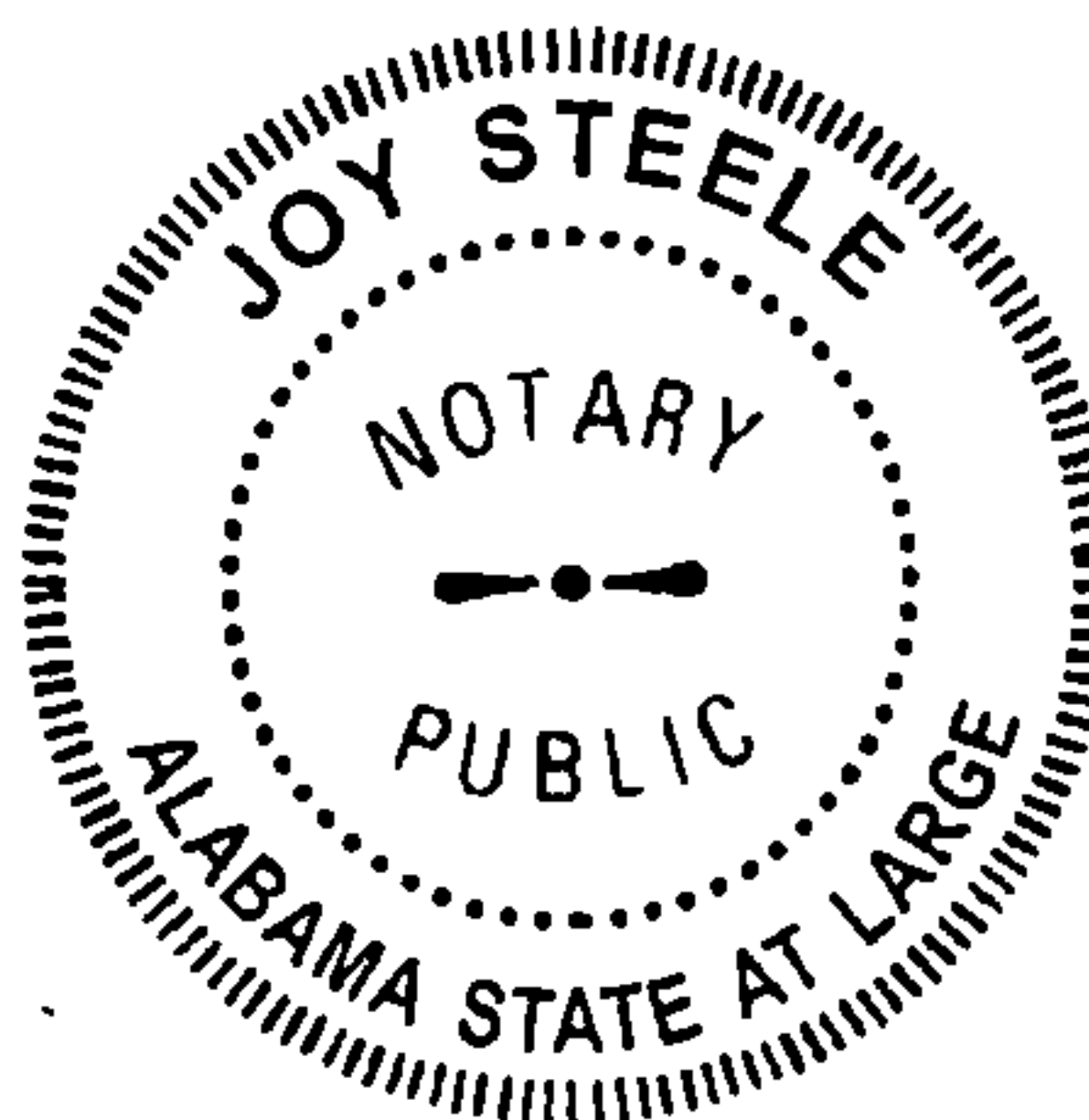
Paul Gregory McMillon
Paul Gregory McMillon

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Troy Swaney, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of August, 2021.



Joy Steele
Notary Public

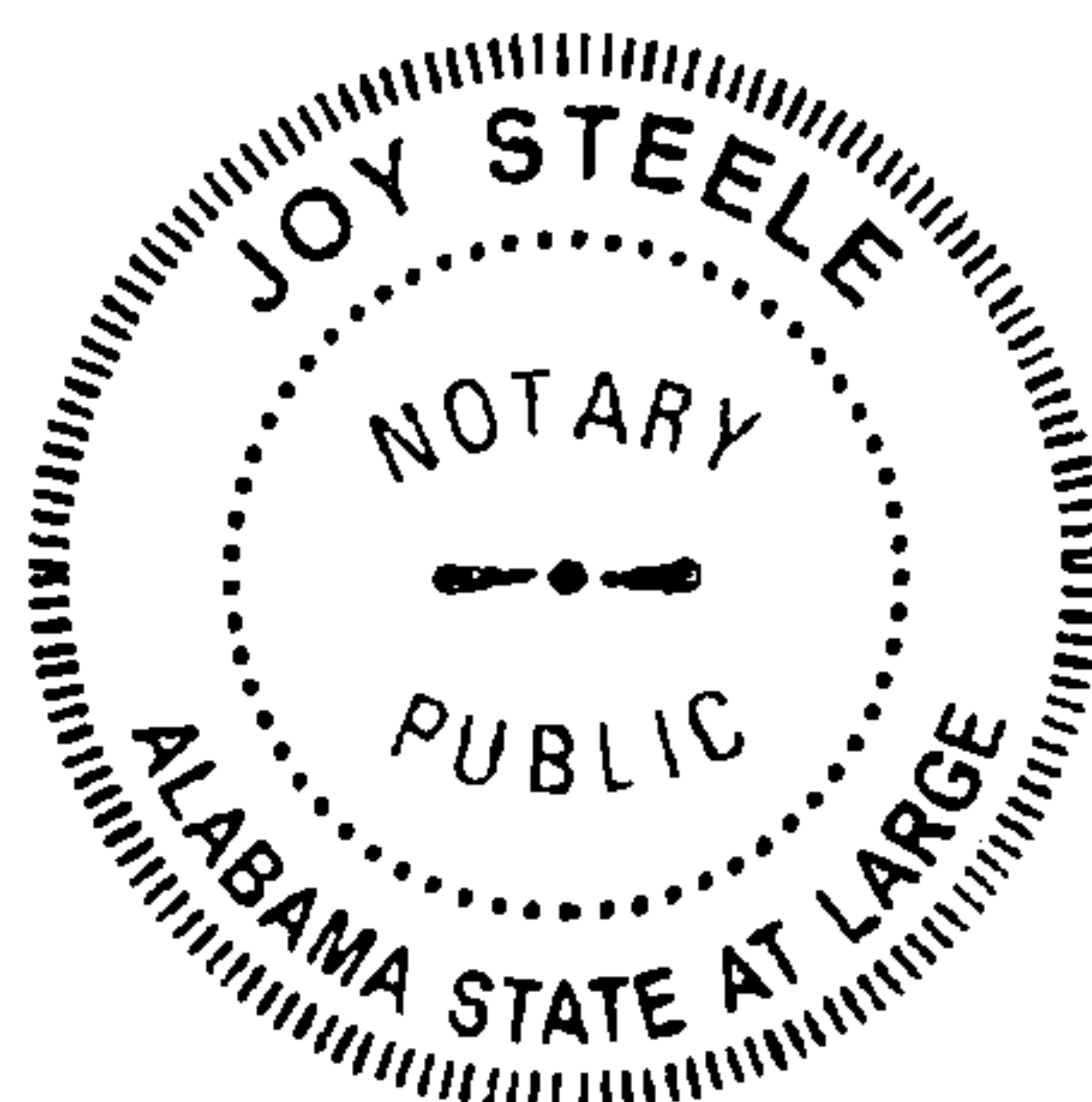
My commission expires: 12/19/23

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Colleen Galyean Swaney, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of August, 2021.



Joy Steele
Notary Public

My commission expires: 12/19/23



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STATE OF ALABAMA

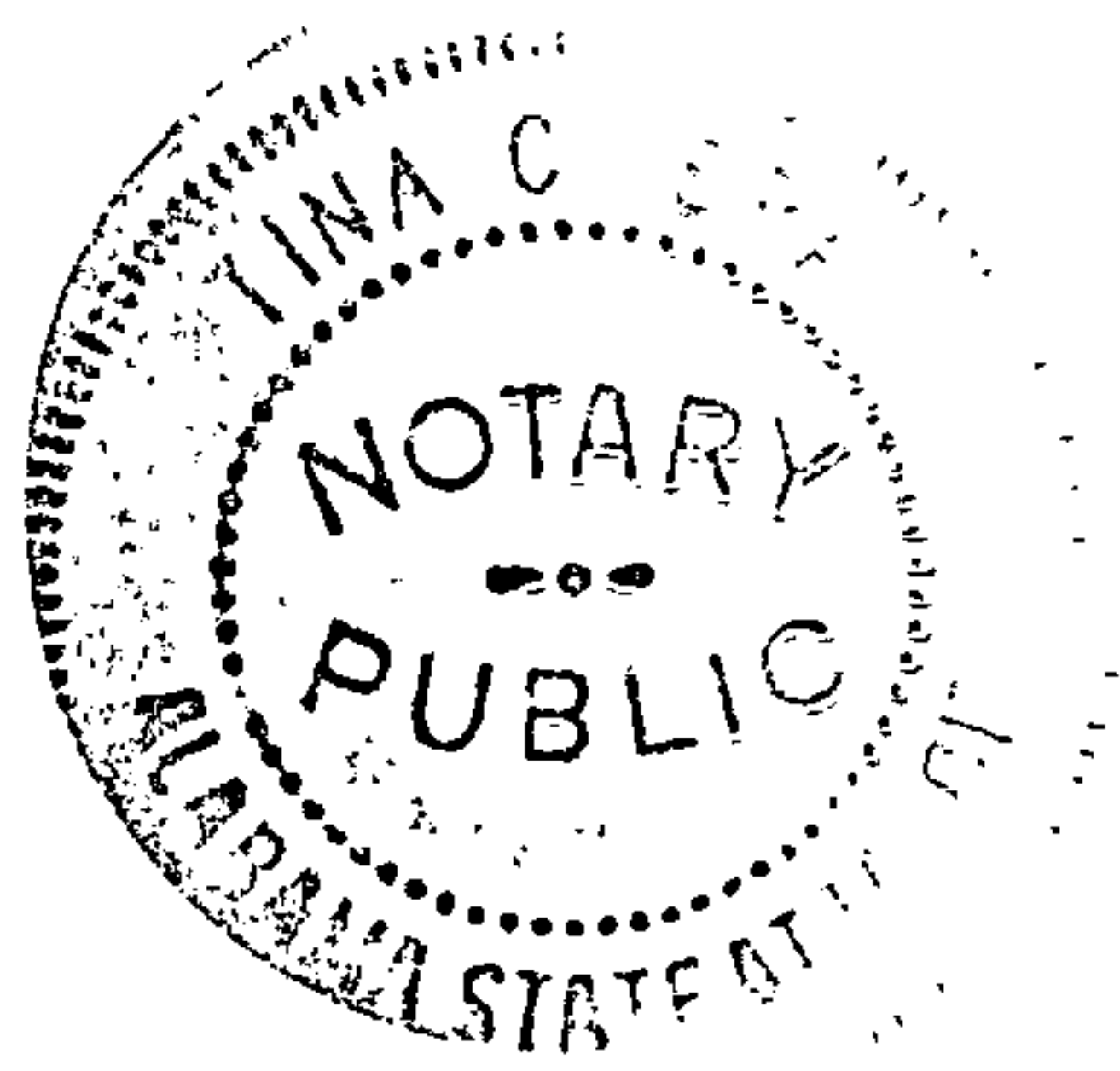
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Gregory McMillon, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, 2021.

Notary Public

My commission expires: 8-6-2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name see deed
Mailing Address 344 Wallace Drive
Shelby, AL 35143

Grantee's Name see deed
Mailing Address 344 Wallace Drive
Shelby, AL 35143

Property Address 344 Wallace Drive
Shelby, AL 35143

Date of Sale Sept 1, 2021
Total Purchase Price \$

or
Actual Value \$ 335,820.00

or
Assessor's Market Value \$ 1/2 interest of \$167,910



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other assessor's current market value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date Sept. 1st, 2021

Print Judy Colleen Galyean Swaney

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1