

20221115000423320
11/15/2022 11:47:25 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Sunset Properties, LLC

7154 Cahaba Valley Rd Birmingham
AL 35244
Eusey Brian Shull

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Sixty Thousand dollars & no cents (\$860,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **H. Grady Swicord and Dianne Swicord, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Sunset Properties, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PART OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1, WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 701.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 475.76 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE ON ALABAMA HIGHWAY 119, THENCE TURN AN ANGLE TO THE RIGHT OF 113 DEGREES 25 MINUTES 31 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 150 FEET, THENCE TURN AN ANGLE TO THE RIGHT OF 78 DEGREES 12 MINUTES 13 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 424.85 FEET, THENCE TURN AN ANGLE TO THE RIGHT OF 78 DEGREES 22 MINUTES 16 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 52 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

This property does not constitute the homestead of the Grantor(s).

Diane Swicord and Dianne Swicord is one and the same person.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

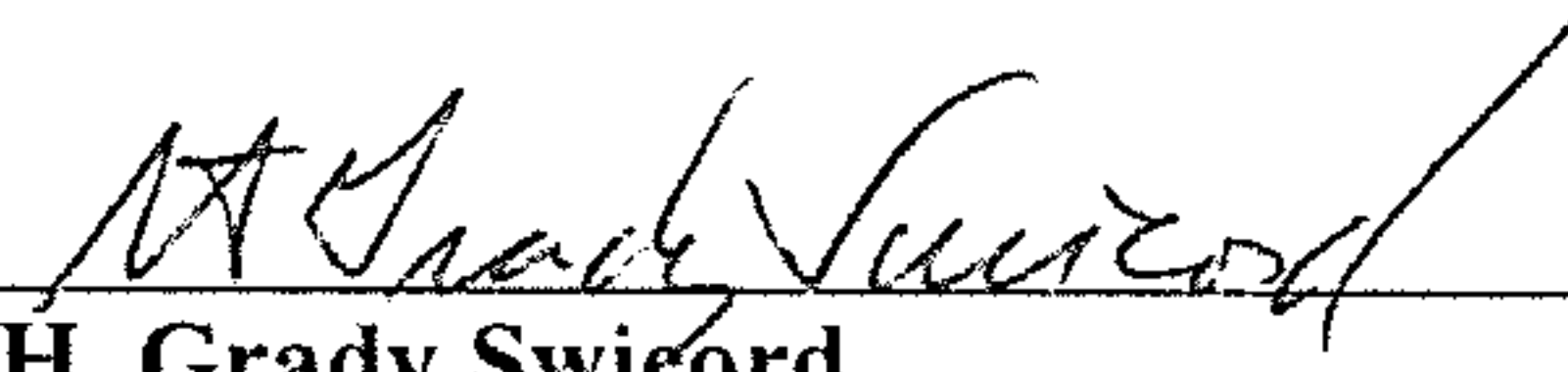
Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 328, page 889 of the Office of the Judge of Probate of Shelby County, Alabama.

Right of Way conveyed to Alabama Gas Corporation by instrument recorded in Book 174, page 377 of the Office of the Judge of Probate of Shelby County, Alabama.

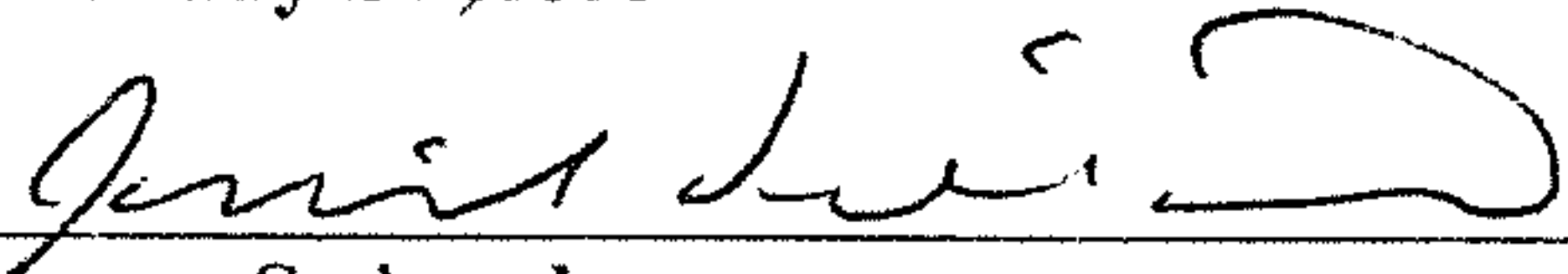
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 4, 2022** .



H. Grady Swicord (Seal)



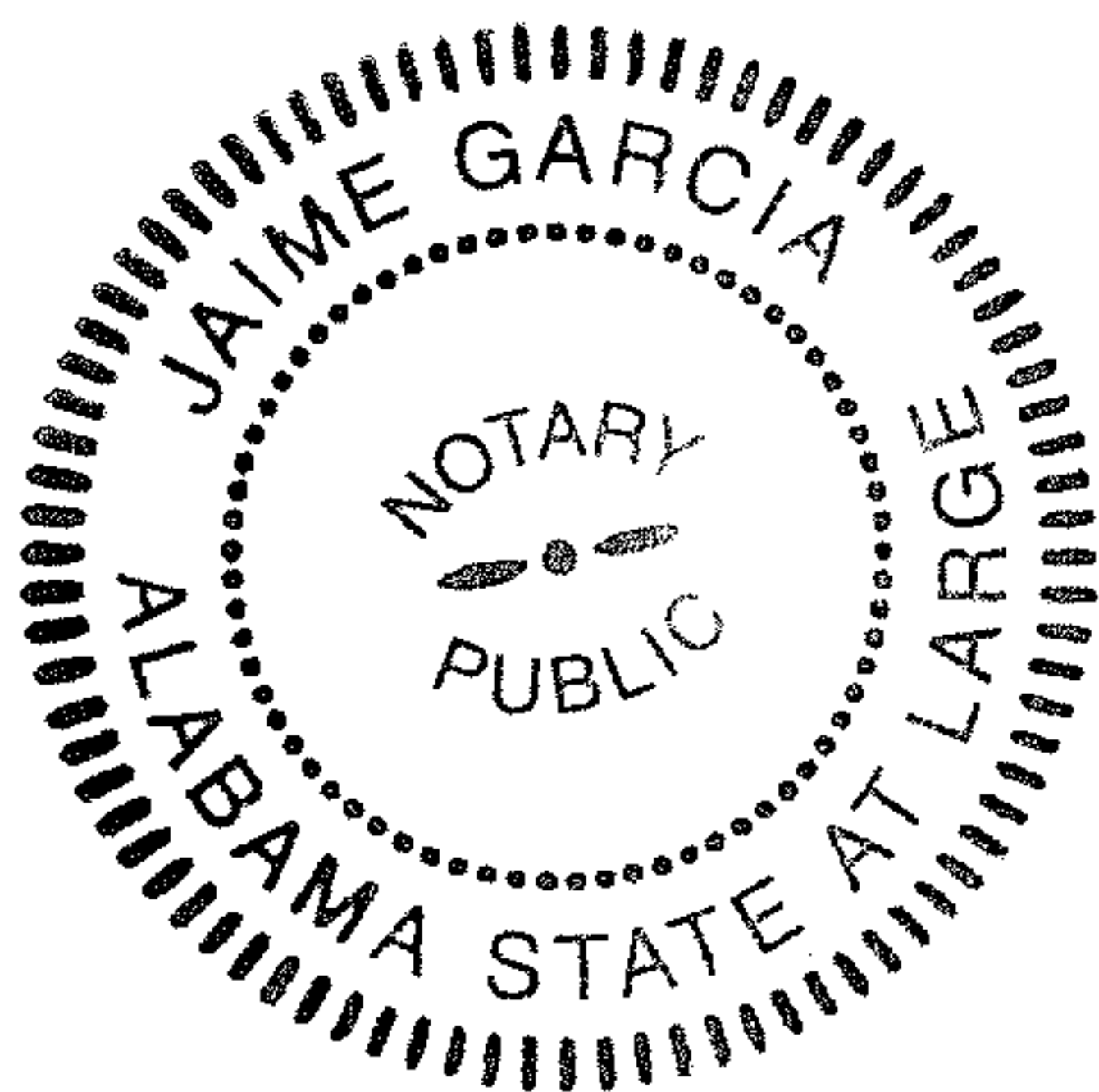
Dianne Swicord (Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H. Grady Swicord and Dianne Swicord, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 4th day of November, 2022





Notary Public.

(Seal)

My Commission Expires: 04/02/26

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name H. Grady Swicord and Dianne Swicord Grantee's Name Sunset Properties, LLC

Mailing Address 3773 Kinross Dr
Birmingham, Alabama 35242
Property Address 7154 Cahaba Valley Road
Birmingham, Alabama 35242

Mailing Address _____

Date of Sale 11/04/2022

Total Purchase Price \$860,000.00

or
Actual Value _____

or
Assessor's Market Value _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2022 11:47:25 AM
\$889.00 JOANN
20221115000423320



The purchase price or actual value claimed Allen S. Boyd 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 _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 _____

Print Sunset Properties, LLC

Unattested

FA

(verified by)

Sign Earsay B...

(Grantor/Grantee/Owner/Agent) circle one