20060504000209630 1/1 $59.00
Shelby Cnty Judge of Probate,AL
05/04/2006 11:05:38AM FILED/CERT

Shelby County, AL 05/04/2006
State of Alabama

Deed Tax:$48.00

# WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **$239,900.00** to the undersigned Grantor(s), **Joseph S. Swartz and Nadezhda Swartz, a married couple**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Max E. Pate** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 60, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Address of Property:** **6504 Quail Run Dr.**
Pelham, Alabama 35124

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**$191,920.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 3rd day of May, 2006.

By: _____ Grantor  _____ Grantor

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

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Joseph S. Swartz and Nadezhda Swartz, a married couple**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2006.

_____
Notary Public

Commission Expires: 3/23/08

**This Instrument Prepared By;**
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

**Send Tax Notices To:**
**Max E. Pate**
4589 Rudd School Road
Pinson, AL 35126