

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Scott M. Swiderski
1028 Wyndham Lane
Helena, Alabama 35080


20121026000413110 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/26/2012 02:11:55 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ten Thousand And No/100 Dollars (\$110,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, William L. Richburg, Jr. and wife, Lisa S. Richburg, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott M. Swiderski (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 15, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, Page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

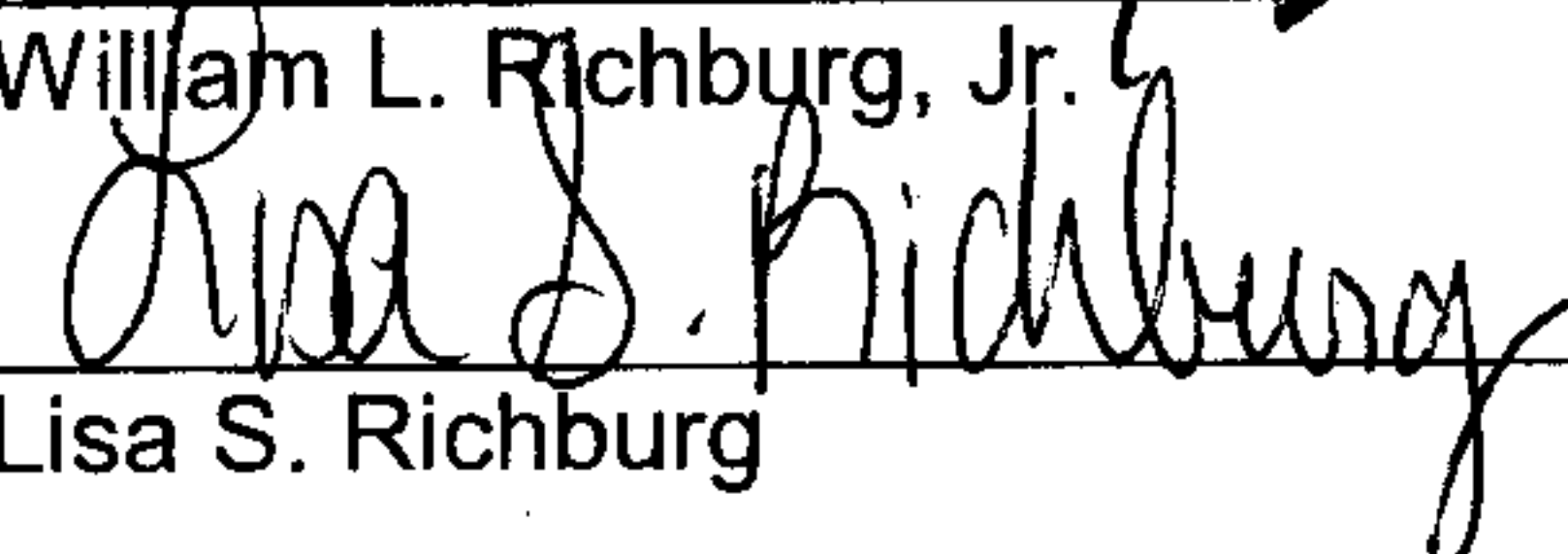
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eight Thousand Seven And No/100 Dollars (\$108,007.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 25, 2012.



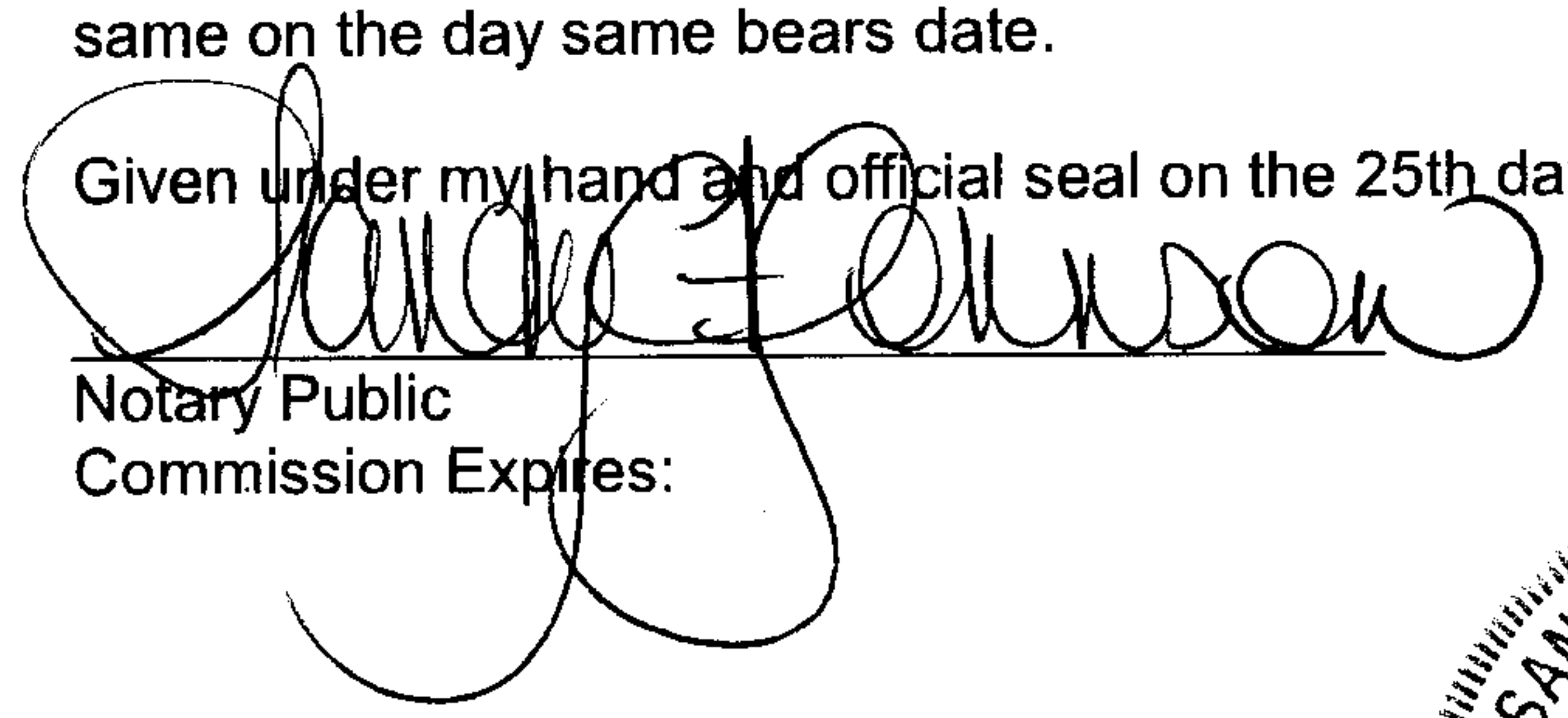
William L. Richburg, Jr.


Lisa S. Richburg

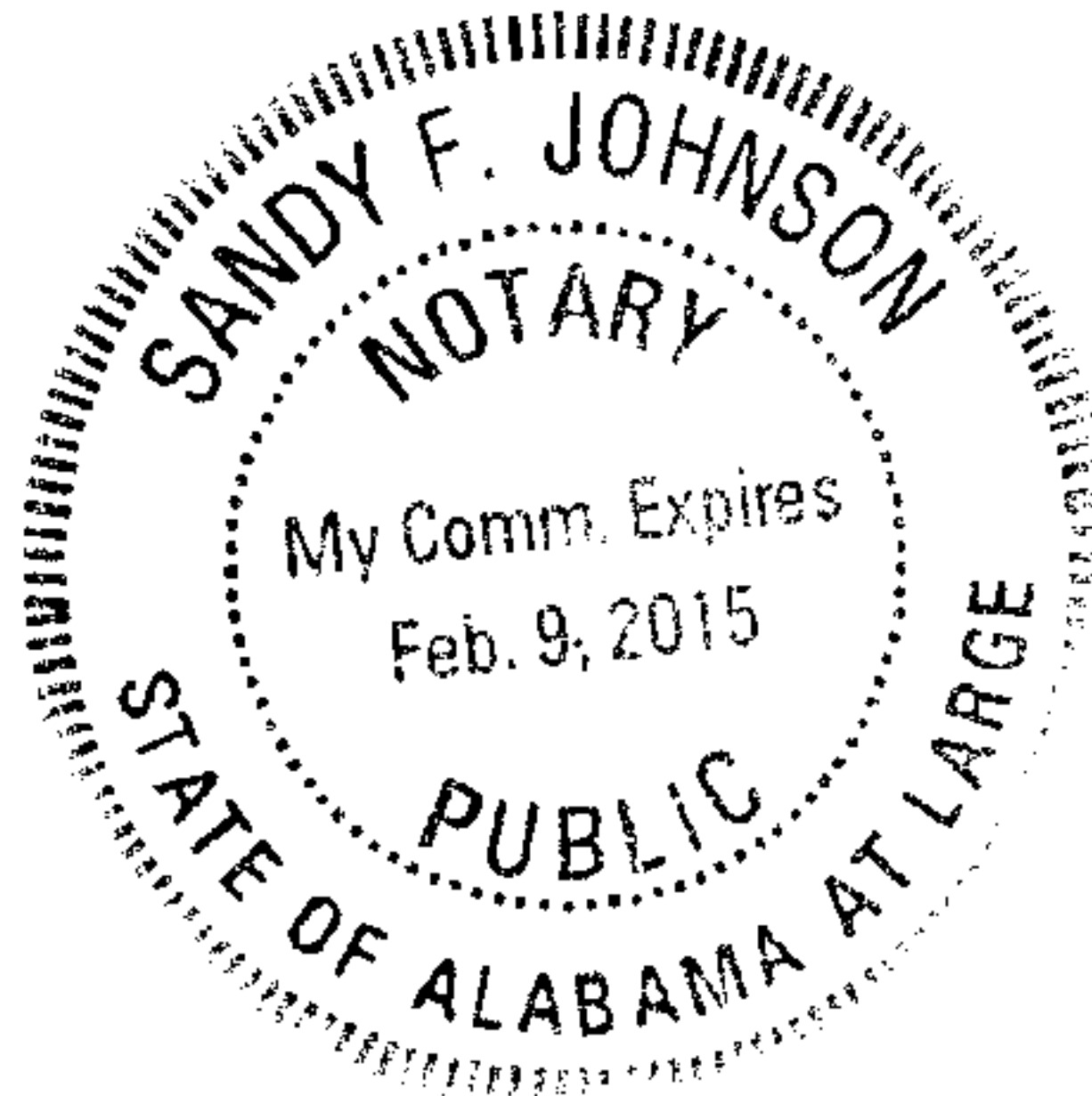
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Richburg, Jr. and Lisa S. Richburg, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 25th day of October, 2012.



Notary Public
Commission Expires:



Shelby County, AL 10/26/2012
State of Alabama
Deed Tax: \$2.00

Real Estate Sales Validation Form

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

Grantor's Name William L. Richburg, Jr. and
Mailing Address Lisa S. Richburg
4908 Cahaba Valley Trace
Birmingham, AL 35242

Grantee's Name Scott M. Swiderski
Mailing Address 1028 Wyndham Lane
Helena, Alabama 35080

Property Address 1028 Wyndham Lane
Helena, Alabama 35080

Date of Sale 10/25/2012

Total Purchase Price \$ 110,000.00

or
Actual Value

or
Assessor's Market Value \$ 
20121026000413110 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/26/2012 02:11:55 PM FILED/CERT

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 _____

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 10/25/12

Print Sandy F. Johnson

Sign 
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested
(verified by)

Print Form

Form RT-1