

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
James L. Jordan
2805 St. Patrick Place N.
Helena, AL 35080

20141201000377270
12/01/2014 03:26:29 PM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$122,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Denise S. Swinehart and Michael L. Swinehart, husband and wife, whose mailing address is 128 Glen Abbey Lane, Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James L. Jordan, whose mailing address is 2805 St. Patrick Place N. Helena, AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2805 Saint Patrick Place N, Helena, AL 35080; to-wit:

Lot 26, according to the Survey of Braelinn Village, Phase 1, as recorded in Map Book 11, page 100, in the Probate Office of Shelby County, Alabama.


Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note: \$119,790.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Michael L. Swinehart has/have hereunto set his/her/their hand(s) and seal(s) , this 25th day of November, 2014.


Michael L. Swinehart

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael L. Swinehart, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of November, 2014.


Notary Public
Commission Expires: 3/5/17



IN WITNESS WHEREOF, Denise S. Swinehart has/have hereunto set his/her/their hand(s) and seal(s) , this 24th day of November, 2014.

20141201000377270 12/01/2014 03:26:29 PM DEEDS 2/2

Denise S Swinehart
Denise S. Swinehart

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Denise S. Swinehart whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 24th day of November, 2014.

[Signature]

Notary Public

Commission Expires: 10/31/2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2014 03:26:29 PM
\$19.50 CHERRY
20141201000377270

[Signature]