

WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thirteen Thousand Five Hundred Dollars (\$113500.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged We, **Thomas C. Swift and Cierra Lynn Benson, husband and wife**, (herein referred to as grantor), grant, bargain, sell and convey unto **Conrex Residential Property Group 2013-1, LLC**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:


**Lot 49, according to the Survey of Union Station Phase 1, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.**

For ad valorem tax purposes only, the address to the above described property is 387 Union Station Way, Calera, AL 35040.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 15 day of December, 2014.

  
Thomas C. Swift

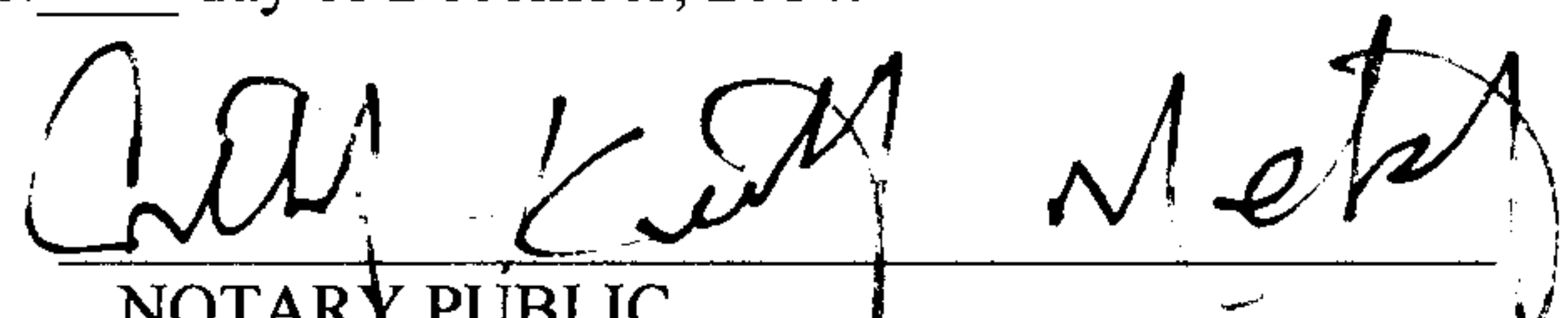
  
Cierra Lynn Benson

STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Thomas C. Swift and Cierra Lynn Benson, 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 voluntarily on the day the same bears date.

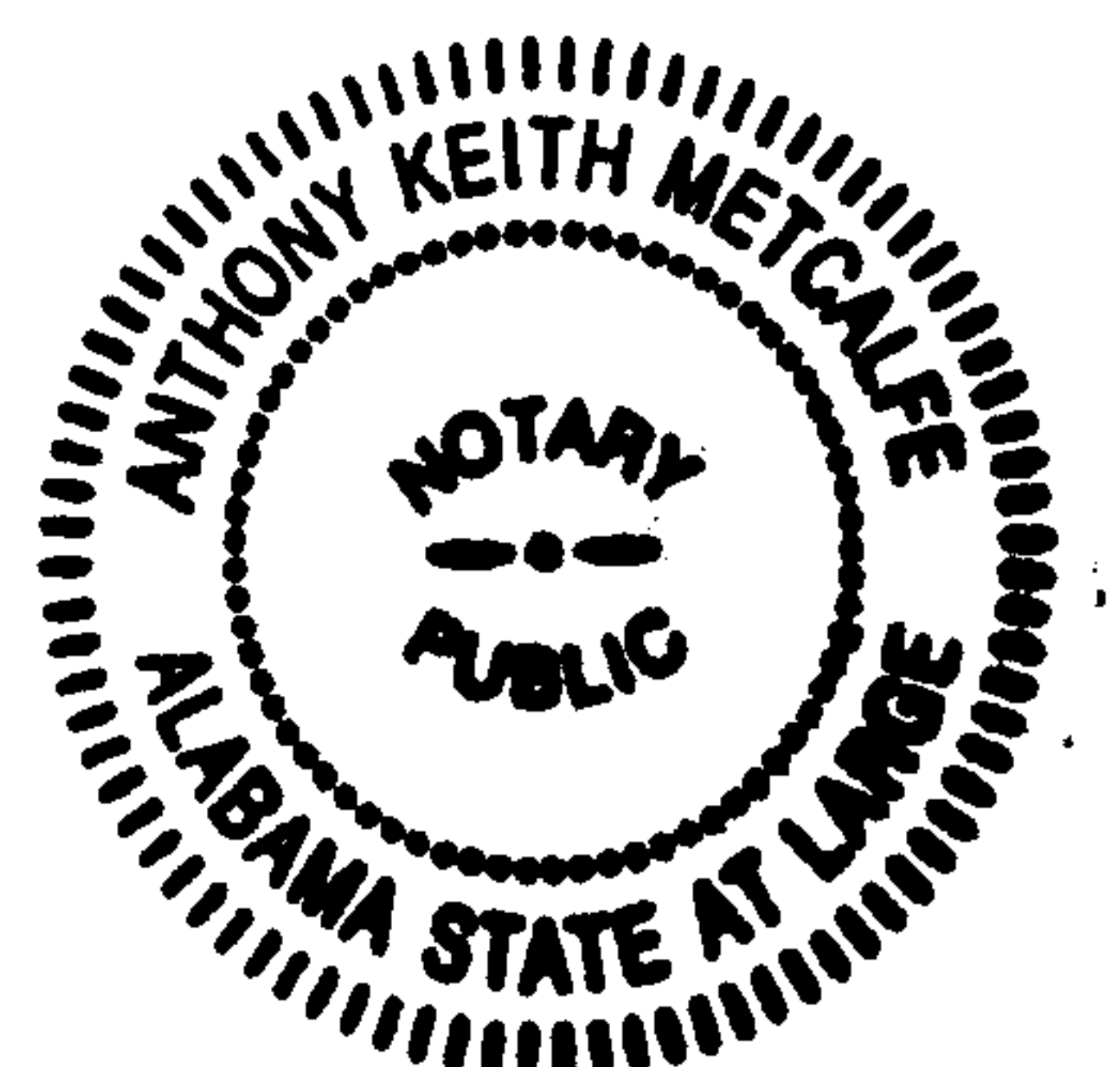
Given under my hand and official seal this the 15 day of December, 2014.

  
NOTARY PUBLIC  
My Commission Expires: 11/4/15  
STATE AT LARGE

THIS INSTRUMENT PREPARED BY:  
SMITH CLOSING AND TITLE, LLC  
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

  
20141217000396170 1/2 \$130.50  
Shelby Cnty Judge of Probate, AL  
12/17/2014 01:30:13 PM FILED/CERT

Shelby County, AL 12/17/2014  
State of Alabama  
Deed Tax: \$113.50



# Real Estate Sales Validation Form

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

Grantor's Name Thomas C Swift  
Mailing Address 455 Sherwood Circle  
Calera AL  
35040

Grantee's Name Concrex Residential  
Mailing Address Property Group  
3 Cordes St  
Charleston SC 29401

Property Address 387 Union Station Way  
Calera AL  
35040

Date of Sale 12/15/14  
Total Purchase Price \$ 113,500.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20141217000396170 2/2 \$130.50  
Shelby Cnty Judge of Probate, AL  
12/17/2014 01:30:13 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 \_\_\_\_\_

Print Maralyn Benson Thomas C Swift

☐ Unattested

[Signature]  
(verified by)

Sign [Signature] Thomas C Swift  
(Grantor/Grantee/Owner/Agent) circle one