


This instrument prepared by:
Law Office of T. David Roper, LLC
1818 Third Avenue North
Bessemer, AL 35020

Sent tax notice to:
Michael and Philip Swint
5430 Highway 10
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20141218000397840 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/18/2014 12:18:02 PM FILED/CERT


KNOW ALL MEN BY THESE PRESENTS, that in consideration for seven thousand five hundred thirty dollars and no cents (\$7,530.00) and other good and valuable consideration paid to the undersigned by the GRANTEES herein, the receipt of which is acknowledged, I, Russell Craig Parsons, Jr., as attorney in fact for Gwendolyn Parsons pursuant to a Power of Attorney duly executed by Gwendolyn Parsons on July 3, 2014 (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Michael Swint, a single man and Philip Swint, a single man (herein referred to as GRANTEES) as joint tenants together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Beginning at the SE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West; thence measure in a westerly direction along the South line of said quarter section 1325.87 feet to the SW corner of said quarter Section; thence turn 90 deg. 42' right and measure in a northerly direction along said point being the true point of beginning of said Lot 3; thence continue in a northerly direction along the west line of said quarter Section a distance of 75.00 feet; thence turn 89 deg. 18' right and measure in an easterly direction 270.00 feet; thence turn 90 deg. 42' right and measure in a southerly direction 75.00 feet; thence turn 89 deg. 18' right and measure in a westerly direction 270.00 feet to the point of beginning. The parcel, Lot 3 described herein, contains 0.47 acres, more or less, including right of way of public road, Shelby County Road No. 10.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th
day of December, 2014.

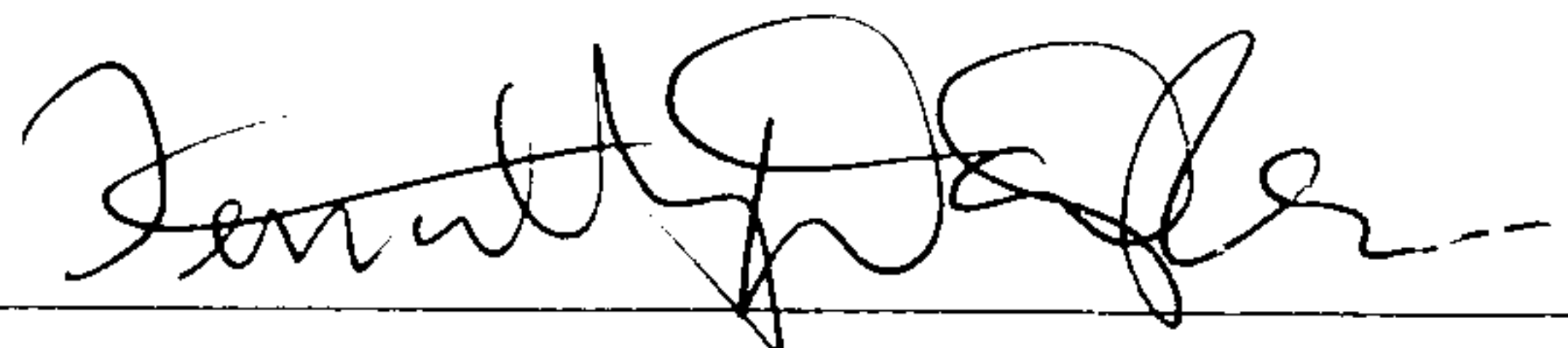
Shelby County, AL 12/18/2014
State of Alabama
Deed Tax: \$8.00


Russell Craig Parsons, Jr.
as attorney in fact for Gwendolyn Parsons

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned authority a Notary Public in and for said County, in said State hereby certify that Russell Craig Parsons, Jr. as attorney in fact for Gwendolyn Parsons, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she 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: 1/27/16


20141218000397840 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Gwendolyn Parsons
Mailing Address _____

Grantee's Name Michael Swint / Philip Swint
Mailing Address 5430 Hwy 10
Montevallo AL
35115

Property Address Hwy 10
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$7530.

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 Property Tax office

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 11/20/14

Print _____

☒ Unattested

(Signature)
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

