

This instrument was prepared by:

Send Tax Notice to:

William E. Swatek  
230 Bearden Road  
Pelham, Alabama 35124

Bernard Edward Swain  
Linda Swain  
22 10<sup>th</sup> Avenue S.E.  
Alabaster, AL 35007

-----  
Warranty Deed

\*\*Title not examined\*\*  
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Thousand Two Hundred Fifty and no/100 dollars (\$10,250) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantees herein, the receipt whereof is acknowledged I, **Robert L. Ivy and Sophia Ivy, husband and wife**, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Bernard Edward Swain, a single man and Linda Swain, a single woman**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to wit:

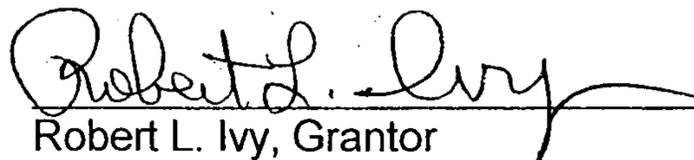
**\*\* ATTACHED AS EXHIBIT "A" \*\***

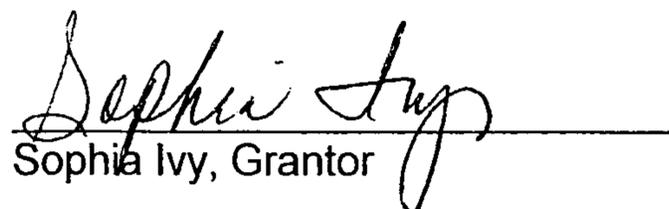
Subject to restrictions, reservations, conditions, and easements of record.

**TO HAVE AND TO HOLD** to the said grantee, their heirs and assigns forever. And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I we are lawfully seized in fee simple of said premises: that they are free from all encumbrances unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I/We have hereunto set my/our hands and seals this 19<sup>th</sup> day of December, 2011.

Shelby County, AL 06/15/2015  
State of Alabama  
Deed Tax: \$10.50

  
Robert L. Ivy, Grantor

  
Sophia Ivy, Grantor

  
20150615000199180 1/5 \$36.50  
Shelby Cnty Judge of Probate, AL  
06/15/2015 12:29:47 PM FILED/CERT

EXHIBIT "A"

A part of the N 1/2 of Lot 1 in Block A of Nickerson's Addition to  
Alabaster, as recorded in Map Book 2, page 61 in the Probate Office of  
Shelby County, Alabama more particularly described as follows:  
Commence at the NW corner of said Lot and run thence in an Easterly  
direction along the Northern boundary thereof a distance of 87.1 feet  
to a point which point is the NE corner of the Edwards lot, the point  
of beginning, thence continue in the same direction along the Northern  
boundary of said Lot 1 a distance of 153.9 feet to an iron pin which is  
the NE corner of said Lot 1; thence turn to the right an angle of 88  
deg. 19' and run Southerly along the Eastern boundary of said Lot 1 a  
distance of 115 feet; thence turn an angle of 21 deg. 41' to the right  
and run Westerly along the Northern boundary of the Thomas lot a dis-  
tance of 30 feet to a point; thence turn an angle to the left of 97 deg  
41' and run Southerly 35 feet to a point on the Southern boundary of  
the N 1/2 of said Lot 1, which said point is marked by an iron bolt;  
thence run Westerly along the Southern boundary of the N 1/2 of Lot 1  
a distance of 106 feet to a point on the Western boundary of said Lot  
thence turn an angle of 88 deg. 19' to the right and run Northerly  
along the Western boundary of said Lot 1 a distance of 39.9 feet to the  
SW corner of the Edwards lot; thence turn an angle of 63 deg 49' 30" to  
the right and run 99.56 feet to a point; thence turn an angle of 74 deg  
25' to the left and run Northwesterly 64.15 feet to the point of be-  
ginning.

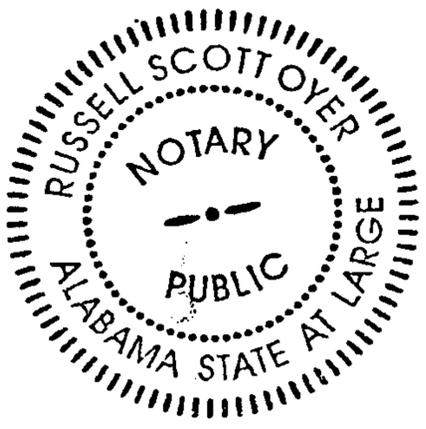
  
20150615000199180 2/5 \$36.50  
Shelby Cnty Judge of Probate, AL  
06/15/2015 12:29:47 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

GENERAL ACKNOWLEDGMENT

I, R. Scott Oyer, a Notary Public in and for said County, in said State, hereby certify that Robert L. Ivy, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2011.



R. Scott Oyer

Notary Public  
Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: March 26, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

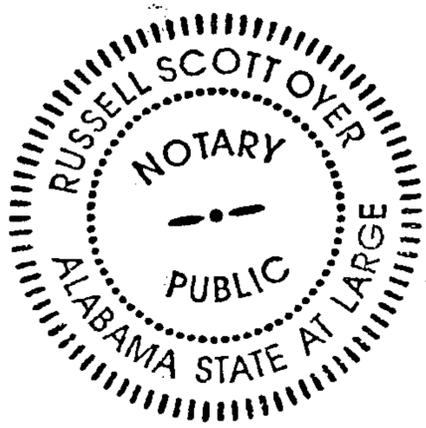
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

GENERAL ACKNOWLEDGMENT

I, R. Scott Oyer, a Notary Public in and for said County, in said State, hereby certify that Sophia Ivy, 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 19th day of December, 2011.



R. Scott Oyer

Notary Public  
Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: March 26, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20150615000199180 3/5 \$36.50  
Shelby Cnty Judge of Probate, AL  
06/15/2015 12:29:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Robert L. Ivy  
Mailing Address Sophia Ivy  
411A 7810 Southview Ln  
Bessemer, AL 35222

Grantee's Name Bernard Edward Swain  
Mailing Address Linda Swain  
22-10th Avenue S. E  
Alabaster, AL 35007

Property Address 22-10th Ave S.E.  
Alabaster, AL 35007

Date of Sale 12-19-11  
Total Purchase Price \$ 10,250.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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

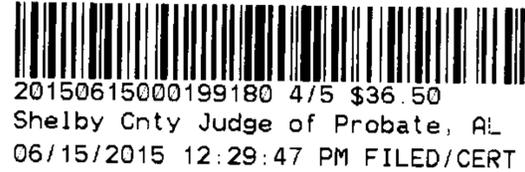
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 \_\_\_\_\_  
Unattested \_\_\_\_\_  
(verified by) \_\_\_\_\_  
Print Linda Swain  
Sign Linda Swain  
(Grantor/Grantee/Owner/Agent) circle one



STATE OF ALABAMA  
SHELBY COUNTY

**AFFIDAVIT OF CERTIFIED COPY**

I, William E. Swatek, Attorney at Law, located at 230 Bearden Road, Pelham, Alabama, being first fully and duly sworn state that the attached reproduction of the Warranty Deed I prepared on December 19, 2011, and signed by the Grantors, Robert L. Ivy and Sophia Ivy, husband and wife, is the true and exact copy of the correct and complete document. I have tried to get in touch with the Grantors and have been unable to reach them. The Grantees, Bernard Edward Swain and Linda Swain state they lost the original Warranty Deed during the time they were moving.

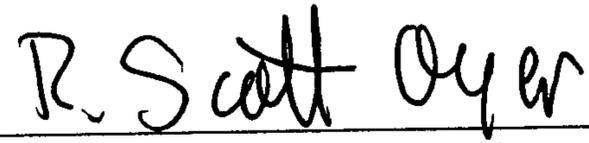
Witness my hand and seal this the 15<sup>th</sup> day of May, 2015.

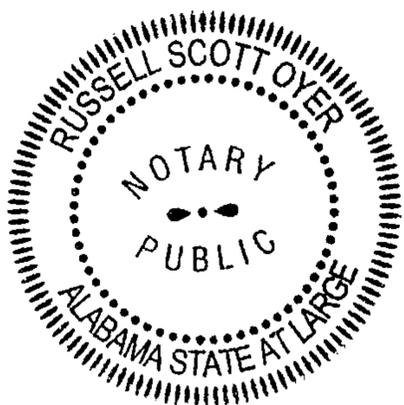
  
WILLIAM E. SWATEK  
230 Bearden Road  
Pelham, Alabama  
Phone: 205-663-0905  
Fax: 205-663-1047

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Before me, a Notary Public in and for said County and State, personally appeared, **William E. Swatek**, whose name is signed to the foregoing, and who is known to me and who acknowledged before me on this day that, being informed of and understanding the contents of same, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 15<sup>th</sup> day of May, 2015.

  
Notary Public



My Commission expires: \_\_\_\_\_

Notary Public - Alabama State At Large  
My Commission Expires  
March 21, 2017

Bonded Thru Notary Public Underwriters

