

This instrument was prepared by:  
Jeff W. Parmer  
LAW OFFICES OF JEFF W. PARMER, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209  
(205) 871-1440

Send Tax Notice to:  
Benjamin Ross Stewart  
100 Red Bay Drive  
Maylene, AL 35714

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SPECIAL WARRANTY DEED      20170417000128330  
by      04/17/2017 08:00:37 AM  
the TRUSTEE      DEEDS 1/5  
of

THE RICHARD C. SWAGLER and SUSAN M. SWAGLER REVOCABLE TRUSTS

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

That in consideration of One Hundred Forty Five Thousand and no/100 Dollars (\$145,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Regions Bank, as Trustee of the Richard C. Swagler, Jr. Revocable Trust dated August 5, 1982 (half interest) and Regions Bank, as Trustee of the Susan M. Swagler Revocable Trust dated November 24, 1982 (half interest)** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Benjamin Ross Stewart** (herein referred to as Grantee) the real property situated in Shelby County, Alabama and more fully described as follows:

See Attached Exhibit "A"

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Property address is 3470 Indian Lake Circle, Pelham, Alabama 35124.

The subject property is the same property previously deeded in deeds recorded in Deed Book 314, page 808 and 810 and Deed recorded in Beed Book 287, page 649.

\$0 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And **Regions Bank, as Trustee of the Richard C. Swagler, Jr. Revocable Trust dated August 5, 1982 (half interest) and Regions Bank, as Trustee of the Susan M. Swagler Revocable Trust dated November 24, 1982 (half interest)** does covenant with

the said Grantee, his heirs and assigns, that the Trust is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Trust has a good right to sell and convey the same as aforesaid; that the Trust will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

**IN WITNESS WHEREOF**, the undersigned has hereto set its hand and seal this 11<sup>th</sup> day of April, 2017.

**Richard C. Swagler, Jr. Revocable Trust dated August 5, 1982**

**By: Regions Bank, as Trustee**

By:   
\_\_\_\_\_

Its *AVP*

**Susan M. Swagler Revocable Trust dated November 24, 1982**

**By: Regions Bank, as Trustee**

By:   
\_\_\_\_\_

Its *AVP*

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Seth Cunniff as Assistant Vice President of **Regions Bank, as Trustee of the Richard C. Swagler, Jr. Revocable Trust dated August 5, 1982 (half interest) and Regions Bank, as Trustee of the Susan M. Swagler Revocable Trust dated November 24, 1982 (half interest)**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Assistant Vice President of **Regions Bank, as Trustee of the Richard C. Swagler, Jr. Revocable Trust dated August 5, 1982 (half interest) and Regions Bank, as Trustee of the Susan M. Swagler Revocable Trust dated November 24, 1982 (half interest)** and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of April, 2017.

[NOTARY SEAL]

  
NOTARY PUBLIC - Jeff W. Parmer  
My commission expires: 9/13/2020

**Exhibit A****Legal Description**

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, said point being situated on the Northerly right of way line of a county road; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 degrees 31 minutes and 11 seconds and run South 0 degrees 00 minutes a distance of 30.61 feet to the center line of said county road; thence run North 78 degrees 31 minutes and 11 seconds East a distance of 266.22 feet to the point of commencement of a curve to the right having a central angle of 63 degrees 01 minutes and 49 seconds and a radius of 163.10 feet; thence continue along the arc of said curve a distance of 179.42 feet to the end of said curve; thence run in a Southeasterly direction along the tangent extended to the last described curve a distance of 99.82 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 55 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 30.00 feet to the point of beginning; from said point of beginning turn an angle to the right of 90 degrees 00 minutes to the tangent of a curve having a central angle of 9 degrees and 57 minutes and a radius of 730.43 feet; thence continue along the arc of said curve a distance of 126.85 feet; thence run South 38 degrees 57 minutes and 30 seconds East a distance of 282.51 feet to a point that is situated 9 feet Northwesterly of the lake edge (property described herein includes all property to water edge); thence run North 70 degrees 43 minutes East a distance of 163.22 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 69 degrees 25 minutes East a distance of 173.55 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 52 degrees 47 minutes East a distance of 122.10 feet to its intersection with a Southwesterly right of way line of said county road, said point being a point of commencement of curve to the left (tangent to said curve having a bearing of North 48 degrees 31 minutes West) having a central angle of 44 degrees 28 minutes and a radius of 153.40 feet; thence continue along the arc of said curve a distance of 119.05 feet to the end of said curve; thence South 87 degrees 01 minutes West a distance of 167.82 feet along the Southerly right of way line of said public road to the point of commencement of a curve to the right having a central angle of 54 degrees 32 minutes and a radius of 224.02 feet; thence continue along the arc of said curve a distance of 213.22 feet to the end of said curve and the point of commencement of another curve to the left having a central angle of 90 degrees and 00 minutes and a radius of 25.00 feet; thence continue along the arc of said curve a distance of 39.27 feet to the point of beginning.

Being situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name Regions Bank as Trustee of the Rick  
Mailing Address and Susan Swagler Revocable Trust  
c/o 3470 Indian Lake Circle  
Pelham, AL 35124

Grantee's Name Benjamin Ross Stewart  
Mailing Address 100 Red Bay Drive  
Maylene, AL 35114

Property Address 3470 Indian Lake Circle  
Pelham, AL 35124

Date of Sale 04/11/2017  
Total Purchase Price \$ 145,000.00

or  
Actual Value \$

Assessor's Market Value \$

20170417000128330 04/17/2017 08:00:37 AM DEEDS 5/5 or

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 4/13/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/17/2017 08:00:37 AM  
\$172.00 CHERRY  
20170417000128330