

This Document Prepared By:
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9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:
Arnold F. Swan
246 Narrows Point Lake
Birmingham, AL 35242

Assessor’s Parcel Number: 09-4-20-3-003-006.000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ZERO AND NO/100 DOLLARS (\$0.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Arnold F. Swan, Trustee under the Arnold F. Swan Trust dated November 7, 2000, as thereafter amended by the Second Amendment to said Trust, an undivided one-half (1/2) interest and Dorothy A. Swan, Trustee under the Dorothy A. Swan Trust dated November 7, 2000, as thereafter amended by the Second Amendment to said Trust, an undivided one-half (1/2) interest, (herein referred to as grantor, whether one or more), whose mailing address is 246 Narrows Point Lake, Birmingham, AL 35242, grant, bargain, sell and convey unto Arnold F Swan and wife, Dorothy A Swan, (herein referred to as grantee, whether one or more), whose mailing address is 246 Narrows Point Lake, Birmingham, AL 35242, the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 246 Narrows Point Lake, Birmingham, AL 35242

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

** mortgage being filed simultaneously herewith.*

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date 9-20-19

Printed Name: ARNOLD F. SWAN
Signature: Arnold F. Swan

AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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.

IN WITNESS WHEREOF, Arnold F. Swan, Trustee and Dorothy A. Swan, Trustee have hereunto set my (our) hand(s) and seal(s), this 20 day of SEPTEMBER, 2019.

Arnold F. Swan Trustee
Arnold F. Swan, Trustee

Dorothy A. Swan Trustee
Dorothy A. Swan, Trustee

General Acknowledgement

STATE OF ALABAMA)
COUNTY OF SHELBY) ss

I, SHELLA SYLLA a Notary Public in and for said County, in said State, hereby certify that Arnold F. Swan, Trustee and Dorothy A. Swan, Trustee, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 20th
day of September, 2019.

Seo Seel
NOTARY PUBLIC
My Commission Expires: 09.28.2023

EXHIBIT A

Legal Description

L1-1908-AL-3569938

THE FOLLOWING DESCRIBED PROPERTY IS SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:

LOT 93, ACCORDING TO THE FINAL PLAT OF NARROWS POINT-PHASE 3, AS RECORDED IN MAP BOOK 28 PAGE 120 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

09-4-20-3-003-006.000

Being Property Conveyed by General Warranty Deed from Arnold F. Swan and wife, Dorothy A. Swan to Arnold F. Swan, Trustee under the Arnold F. Swan Trust dated November 7, 2000, as thereafter amended by the Second Amendment to said Trust, an undivided one-half (1/2) interest and Dorothy A. Swan, Trustee under the Dorothy A. Swan Trust dated November 7, 2000, as thereafter amended by the Second Amendment to said Trust, an undivided one-half (1/2) Interest, recorded April 18, 2003, in (book) Document No: 20030418000236140 and, 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	Arnold F. Swan & Dorothy A Swan, Trustees	Grantee's Name	Arnold F. Swan & Dorothy A Swan, husband and wife
Mailing Address	246 Narrows Point Lake Birmingham AL 35242	Mailing Address	246 Narrows Point Lake Birmingham AL 35242
Property Address	246 Narrows Point Lake Birmingham AL 35242	Date of Sale	September 20th, 2019
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 223,300.00

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
 ☐ Appraisal
☐ Sales Contract
 ☒ Other Shelby County Appraisal Search
☐ Closing Statement

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 Amanda Ballinger - Premium Title Services

Unattested _____

(verified by)

Sign Amanda Ballinger
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
10/02/2019 03:47:25 PM
\$112.00 CHERRY
20191002000362510

Amanda Ballinger