

This instrument was prepared by:
Michael E. Parrish., Esq.
Parrish & Donald
The Alabama Car Lawyers, LLC
1707 29th Court South
Birmingham, Ala. 35209

SEND TAX NOTICE TO:
Scott Alan Swann
1222 Windsor Court
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20191230000480890 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
12/30/2019 11:23:54 AM FILED/CERT

Shelby County, AL 12/30/2019
State of Alabama
Deed Tax: \$2.00

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **SHELAINA ALBERTA STARTLEY**, an unmarried woman who is one of the heirs-at-law of Hildred Swann, deceased, (herein referred to as GRANTOR), remises, releases, quitclaims, grants, sells and conveys unto Scott Alan Swann (herein referred to as GRANTEE, whether one or more), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama (the "Property"), to wit:

2.34 +/- acres as recorded in Deed Book 257 page 793 more particularly described as:

Begin at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West;; thence run South on an azimuth of 180 degrees 50 minutes along the East line of said Quarter-Quarter 102.51 feet to the center of a dedicated public road; thence proceed South along the previous course along the center of a 30-foot wide deeded road 388.83 feet; thence turn an azimuth of 262 degrees 47 minutes 34 seconds Southwesterly 160.84 feet; thence turn an azimuth of 317 degrees 06 minutes Northwesterly 274.9 feet; thence turn an azimuth of 33 degrees 12 minutes 19 seconds Northeasterly 272.37 feet to the center of said public road; thence turn an azimuth of 134 degrees 43 minutes Southeasterly along center of said public road 95.1 feet; thence turn an azimuth of 93 degrees 13 minutes Easterly along the center of said road 73.6 feet; thence turn an azimuth of 50 degrees 56 minutes Northeasterly along center of said road 76.61 feet to the point of beginning.

.15 +/- acres as recorded in Deed book 257, page 793 more particularly described as:

Begin at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West;; thence run South on an azimuth of 180 degrees 02 minutes 52 seconds along the East line of said Quarter-Quarter; thence proceed South along the previous course along the center of a 30-foot wide deeded road 491.34 feet to the point of beginning; thence run South 28 feet to a 3/4" open top pipe; thence turn Southwesterly 41 degrees 54 minutes 48 seconds 55.32 feet to a set 1/2" rebar corner; thence turn Southwesterly 64 degrees 53 minutes 29 seconds 90.14 feet to a set 1/2" rebar corner; thence turn Northwesterly 41 degrees 20 minutes 25 seconds 53 feet; turn Northeasterly 80 degrees 38 minutes 04 seconds 160.84 feet to the point of beginning.

Grantor is an heir-at-law of William Edgar Swann, deceased who died on October 21, 2000 and Hildred Swann, deceased, who died on June 27, 2019 and left no surviving spouse. During their marriage they had four surviving children between them, Scott Alan Swann, Shelia Ann Sines, Shelaine Alberta Startley, and Susan Annette Smith. This deed along with the additional deeds of the surviving issue of Hildred Swann are being created to quiet title to the above described property in the name of Scott Alan Swann.

The Property is neither the homestead of Grantor nor Grantor's spouse.
The attorney has not performed a title examination and has made no title opinion.
TO HAVE AND TO HOLD to said GRANTEE, and their heirs, successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of Dec., 2019.

WITNESS:

GRANTORS:

Shelaine Alberta Startley
SHELAINA ALBERTA STARTLEY

STATE OF ALABAMA) m's
COUNTY OF SHELBY) Hancock

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelaine Alberta Startley, a unmarried woman, 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 as her act on the day the same bears date.

Given under my hand and official seal, this the 2nd day of December, 2019

Michelle Brown
Notary Public
My Commission Expires: July 17, 2022



Real Estate Sales Validation Form

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

Grantor's Name Mildred A. SWANN
Mailing Address 94 SWANN DR
Bham AL 35242
SHELAINNE SWANN STARKLEY

Grantee's Name SCOTT SWANN
Mailing Address 1222 WINDSOR COURT
ALABAMA AL 35007

Property Address 94 SWANN DR
Bham AL 35242

Date of Sale 12/19/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1591.

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

(divided 1/4 interest of \$4779 Between 3 decs)

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 12/30/2019

Print SCOTT SWANN

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

Unattested

(verified by)



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Form RT-1