

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
GLENCOE REALTY, LLC

2 EAGLE VIEW
BIRMINGHAM, AL 35242

WARRANTY DEED

State of Alabama
SHELBY County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) to the undersigned Grantors, MATTHEW CLIFTON MCSWEENEY and WIFE, SUSAN L. McLELLAND MCSWEENEY, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto GLENCOE REALTY, LLC , (herein referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 209-A, ACCORDING TO THE RESURVEY OF LOT 207-A OF A RESURVEY OF LOTS 206 AND 207, SHOAL CREEK AND A RESURVEY OF LOTS 208 AND 209, SHOAL CREEK, AS RECORDED IN MAP BOOK 8, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 2 EAGLE VIEW, BIRMINGHAM, AL 35242

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Subject to all matters as set forth as shown on the plat as recorded in Map Book 8, Page 86 in the Probate
5. Records of Shelby County, Alabama.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Right of Way granted to South Central Bell Telephone and Telegraph Company by instruments recorded in Volume 306, Page 242 and Volume 356, Page 420, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by instruments recorded in Volume 308, Page 651 and Volume 318, Page 588, in the Probate Office of Shelby County, Alabama.

9. Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 26, Page 746, Misc. Book 26, Page 848, and Misc. Book 21, Page 855, in the Probate Office of Shelby County, Alabama.
10. Declaration of Covenants, Conditions, and Restrictions pertaining to said Shoal Creek Subdivision, and the
11. Articles of Incorporation and By-Laws of Shoal Creek Association, Inc. as recorded in Real Volume 19, Page 861 in the Probate Office of Shelby County, Alabama.
12. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 19, Page 861, Book 24, Page 564, Book 24, Page 567, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

\$500,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24th day of September, 2020.

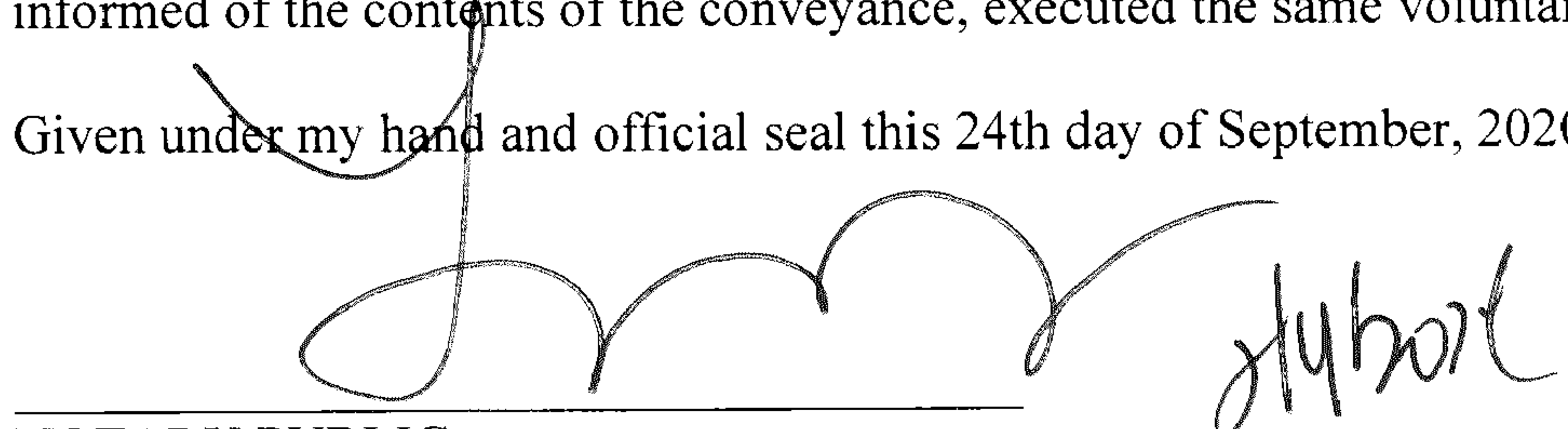

MATTHEW CLIFTON
MCSWEENEY


SUSAN L. McLELLAND
MCSWEENEY

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MATTHEW CLIFTON MCSWEENEY and SUSAN L. McLELLAND MCSWEENEY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2020.


NOTARY PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name: MATTHEW CLIFTON
MCSWEENEY and SUSAN L.
McLELLAND MCSWEENEY

Grantee's Name: GLENCOE REALTY, LLC

Mailing Address: 2 EAGLE VIEW
BIRMINGHAM, AL 35242

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Property Address: 2 EAGLE VIEW
BIRMINGHAM, AL 35242

Date of Sales September 24th, 2020

Total Purchase Price: (\$1,500,000.00)

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	☐	Tax Appraisal
☐	Sales Contract	☐	Other Tax Assessment
☒	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: September 24th, 2020

Print Laura L. Barnes

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

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 12:51:37 PM
\$1028.00 CHARITY
20200924000430240

Allen S. Bayl