

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-five Thousand and no/100 DOLLARS (\$35,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Carol Sue Swenson, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Calvin Rex Whitworth (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

My undivided 1/3 interest in and to a residential lot located in the SE ¼ of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, as further described as Wallace Lot in plat of survey by Larry W. Carver dated October 11, 1998, as recorded in Map Book 25, page 82, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of GRANTOR or her spouse.

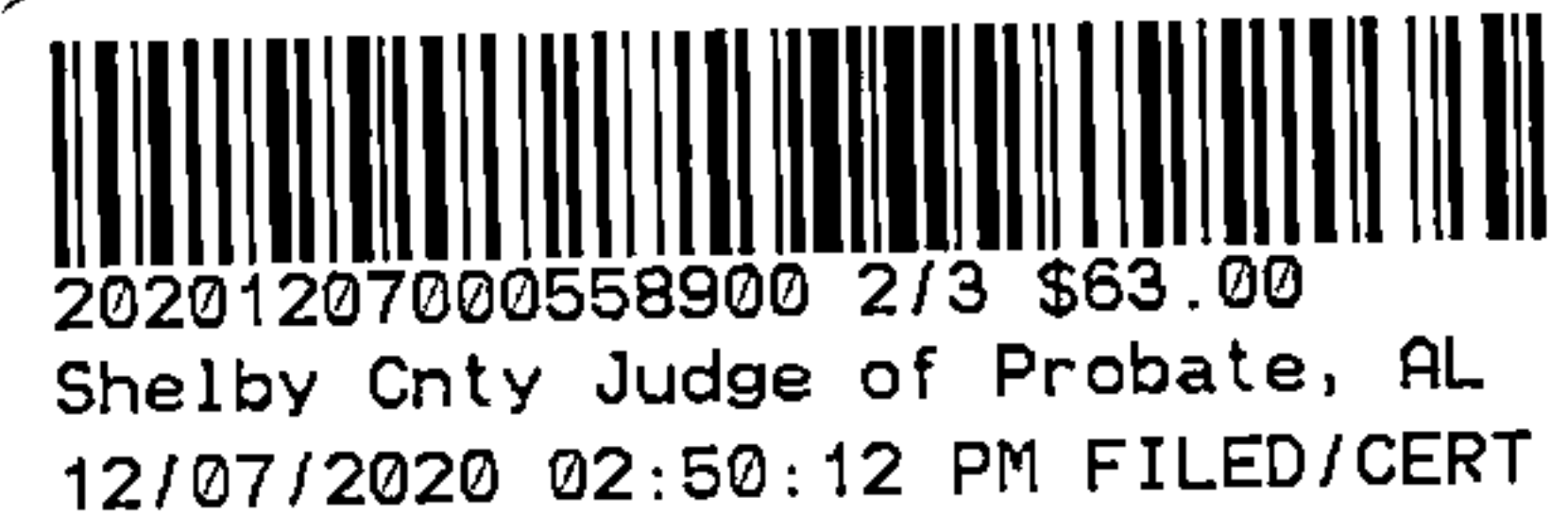
TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

QSS
20
~~24th~~ day of ~~April~~ May QSS, 2020.

Carol Sue Swenson
Carol Sue Swenson

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Sue Swenson, 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 ~~20th~~ QSS ~~May~~ 24th day of April, 2020.



William R Jester
Notary Public

My commission expires: 9/12/23

Real Estate Sales Validation Form

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

Grantor's Name Carol Sue Swenson
Mailing Address 384 Hawkview Dr
Leeds, AL 35094

Grantee's Name Calvin Rex Whitworth
Mailing Address 7765 Hwy 41 South
Leeds, AL 35094

Property Address 184 Hawkview Dr
Leeds, AL

CSS 5/20
Date of Sale 4/24/2020
Total Purchase Price \$ 35,000.00

Shelby County, AL 12/07/2020
State of Alabama
Deed Tax: \$35.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 5/20/
4/24/2020

Print Carol Sue Swenson

Sign Carol Sue Swenson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20201207000558900 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
12/07/2020 02:50:12 PM FILED/CERT

Form RT-1