

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

20210115000025410
01/15/2021 12:13:15 PM
DEEDS 1/4

Send Tax Notices to:
John G. Benner
Lana M. Benner
94 Swann Drive
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of **Three Hundred Thousand and no/100 Dollars (\$300,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Scott Alan Swann, a married man and the Estate of Hildred A. Swann, deceased, Probate Case #PR-2020-000156, Shelby County, Alabama** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **John G. Benner and Lana M. Benner** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See Attached Legal Description Exhibit A

Hildred A. Swann was the surviving grantee in that certain deed recorded in Official Records Book 257 Page 793, William E. Swann having died on or about the 21st day of October, 2000.

This property is not the homestead of Scott Alan Swann or his spouse.

\$240,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 14th day of January, 2021.

**Estate of Hildred A. Swann,
Deceased, Probate Case #PR-2020-
000156, Shelby County, Alabama**

By: [Signature], Administrator
Scott Swann, as Administrator

[Signature], Heir-At-Law
Scott Swann, as Heir-At-Law

[Signature]
Scott Alan Swann

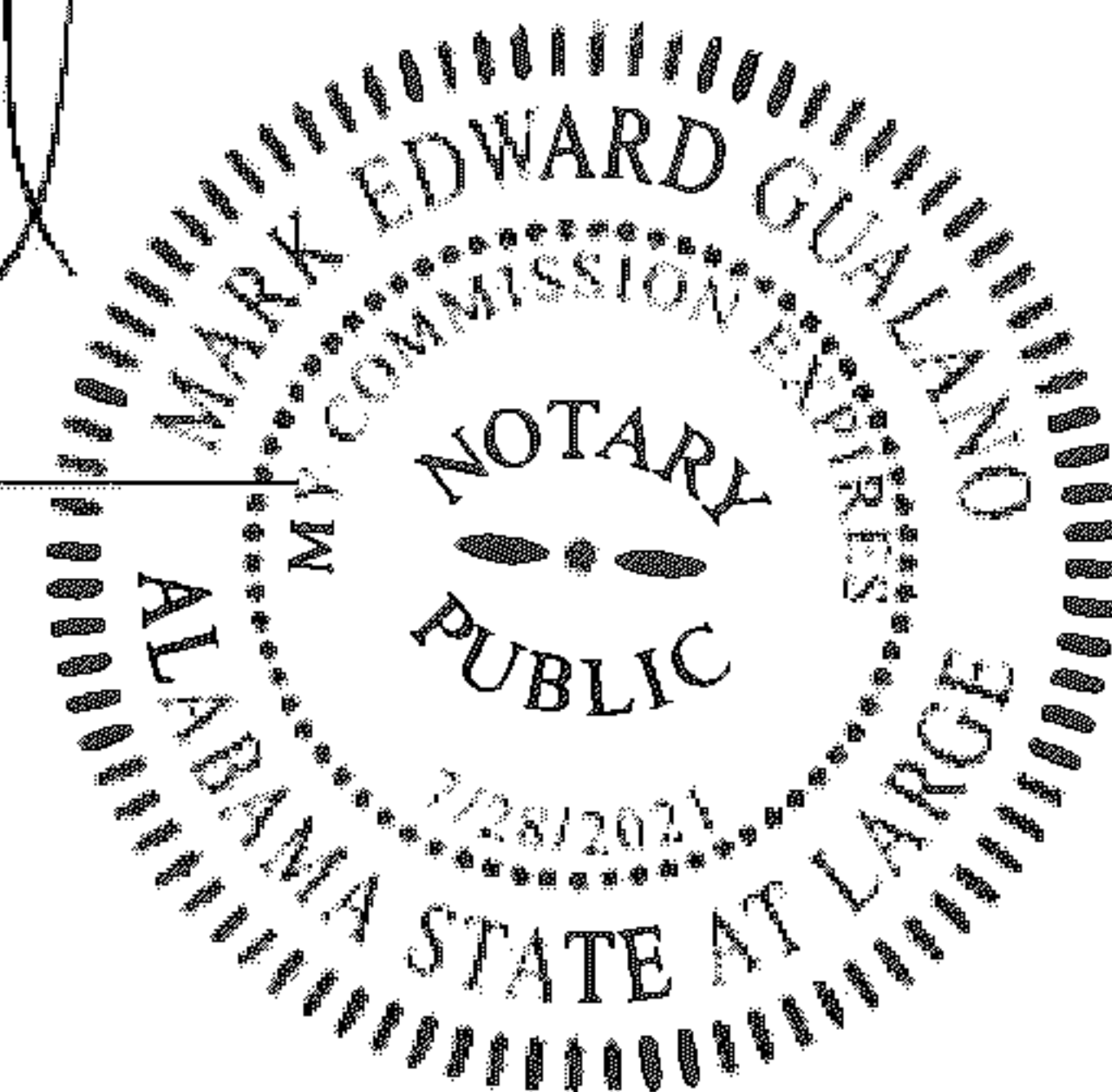
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott Swann, as Personal Representative and Heir-At-Law of the Estate of Hildred A. Swann, Deceased, Probate Case #PR-2020-000156, Shelby County, Alabama**, 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, he, in his capacities as Administrator and Heir-At-Law, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2021.

[Signature]
Notary Public

My commission expires: 7/28/21



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Scott Alan Swann**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2021.

[Signature]
Notary Public

My commission expires: 7/28/21

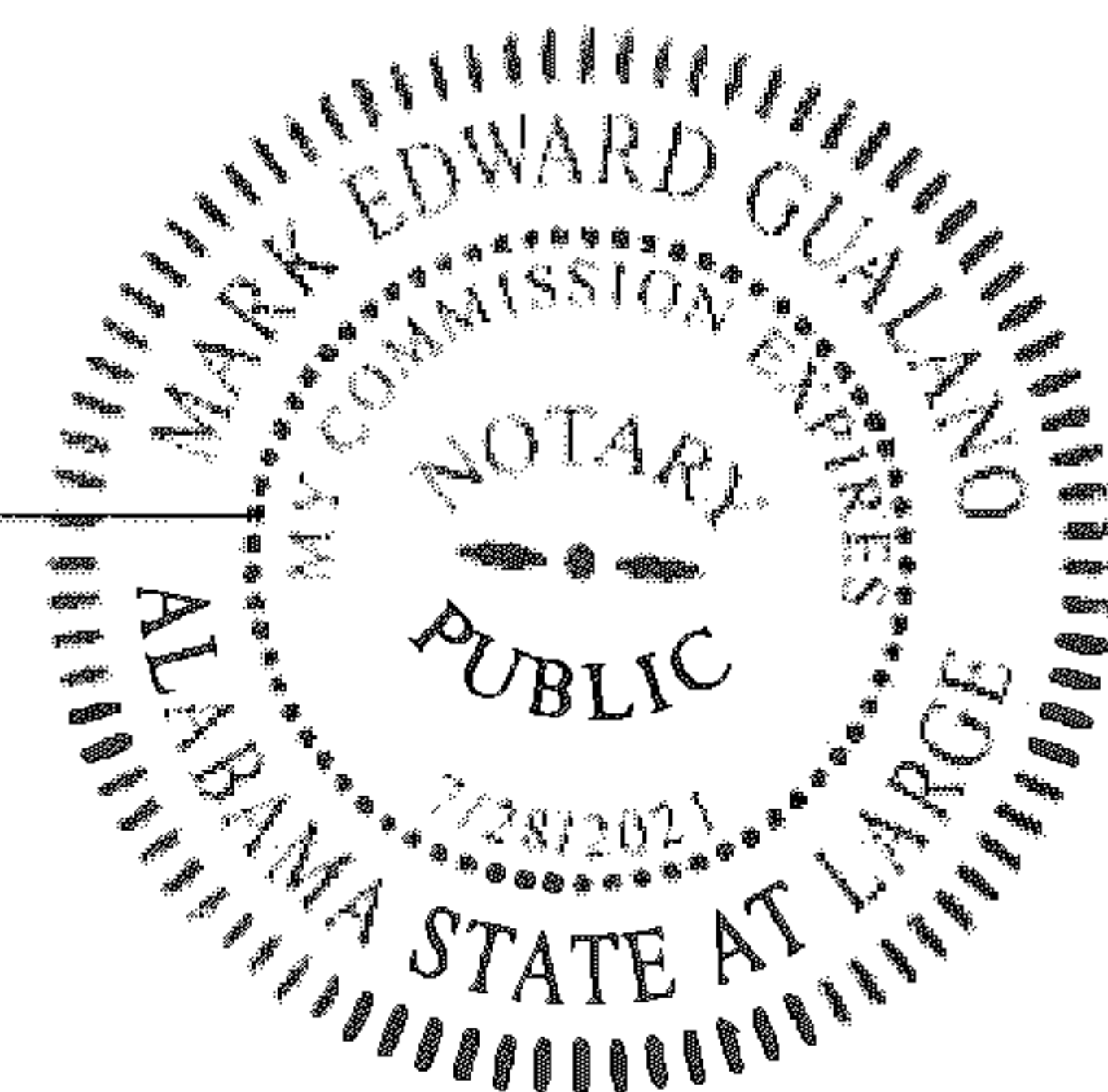


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2020017

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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.

0.15 +/- 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.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Hildred A Swann, Deceased, Probate Case # PR-2020-000156, Shelby County, Alabama	Grantee's Name	John G. Benner Lana M. Benner
Mailing Address	_____	Mailing Address	_____
	, AL		, AL
Property Address	94 Swann Dr. Birmingham, AL 35242	Date of Sale	January 14, 2021
		Total Purchase Price	\$300,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 January 11, 2021

Print Estate of Hildred A Swann, Deceased, Probate Case # PR-2020-000156, Shelby County, Alabama

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



Filed and Recorded
tested Official Public Records
 Judge of Probate, Shelby County, Alabama, County Clerk
 (verified by)
 Shelby County, AL
 01/15/2021 12:13:15 PM
 \$91.00 JESSICA
 20210115000025410

Alvin S. Bayl