

20210826000417300  
08/26/2021 03:58:37 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Robert Swafford and Valerie Swafford  
3830 Hwy 20 SE  
Conyers, GA 30013

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
CHB2100242

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Five Thousand and 00/100 Dollars (\$5,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Avondale Enterprises, LLC, whose address is 3901 2nd Avenue South, Birmingham, AL 35222 (hereinafter "Grantor", whether one or more), by **Robert Swafford and Valerie Swafford**, whose address is 3830 Hwy 20 SE, Conyers, GA 30013, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Robert Swafford and Valerie Swafford**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **Old Highway 280, Westover, AL 35185**, to-wit:

**A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 29, Township 19 South, Range 1 East; thence run East along the North boundary line of the said section a distance of 503.2 feet to a point; thence turn an angle to the right of 82 degrees 24 minutes and run South 03 degrees 50 minutes East for a distance of 336.7 feet to a point, such point being the point of beginning of the parcel of land to be condemned; thence from said point of beginning continue to run South 03 degrees 50 minutes East for a distance of 200.0 feet to a point on the Northerly right of way line of U.S. Highway #280; thence turn an angle to the right of 69 degrees 54 minutes and run in a Westerly direction along the Northerly right of way line of U.S. Highway 280 for a distance of 106.5 feet to a point; thence turn an angle to the right of 110 degrees 06 minutes and run North 03 degrees 50 minutes West for a distance of 236.6 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run Easterly for a distance of 100.0 feet to the point of beginning**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

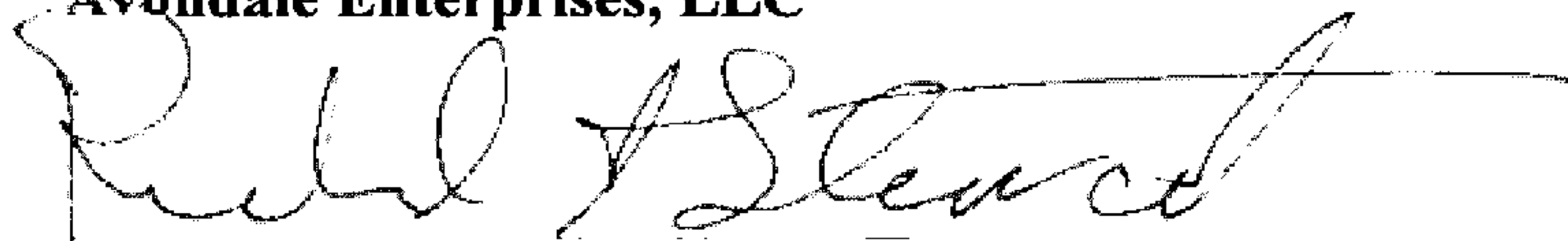
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless

otherwise noted above; that Grantor has 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, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor Avondale Enterprises, LLC by Richard T. Stewart, as Member who is authorized to execute this conveyance, has caused this conveyance to be executed on this 26th day of August, 2021 .

**Avondale Enterprises, LLC**

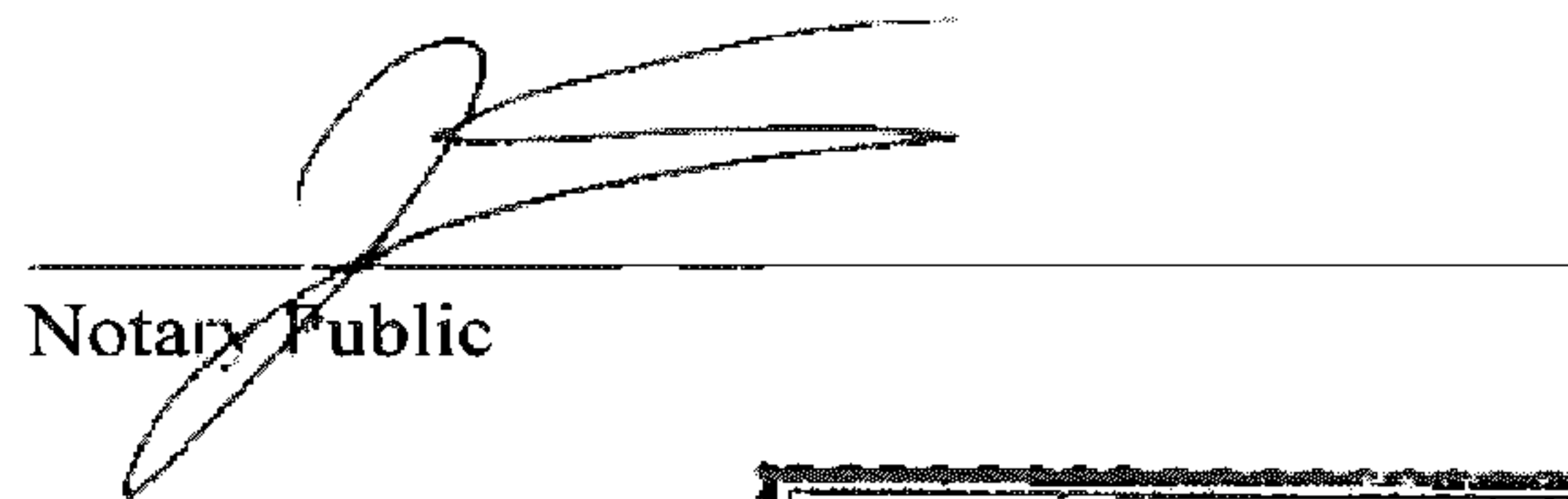


**By: Richard T. Stewart , Member**

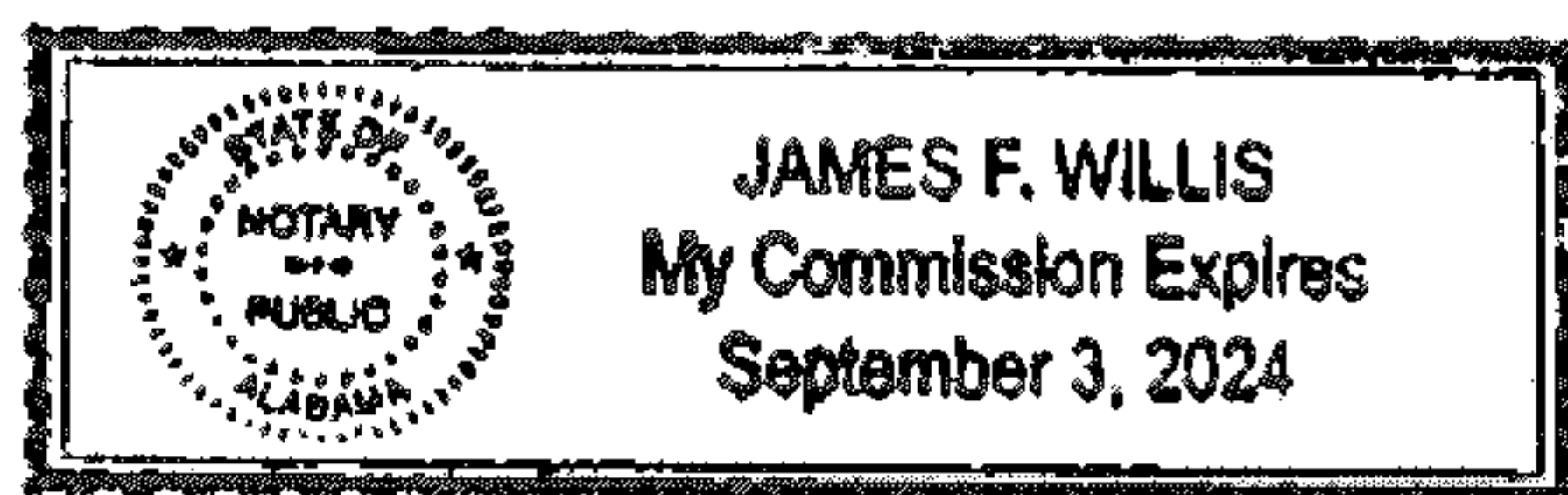
**State of Alabama  
County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Avondale Enterprises, LLC by Richard T. Stewart, as Member, 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 conveyance he/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 26th day of August, 2021.



Notary Public



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/26/2021 03:58:37 PM  
\$30.00 BRITTANI  
20210826000417300**

*Alli S. Bevil*