

**SEND TAX NOTICE TO:**

**James M. Smith IV**  
**565 Old Cahaba Drive**  
**Helena, AL 35080**

20210909000440990  
09/09/2021 03:52:02 PM  
DEEDS 1/3

**This instrument prepared by:**

Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**WARRANTY DEED**

State of Alabama )

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY County )

That in consideration of **Two Hundred Eighty Seven Thousand Five Hundred Dollars and no cents (\$287,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Frankie J. Swinea Jr.** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **James M. Smith IV** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 28A, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30, page 124 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**\$279,837.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.**

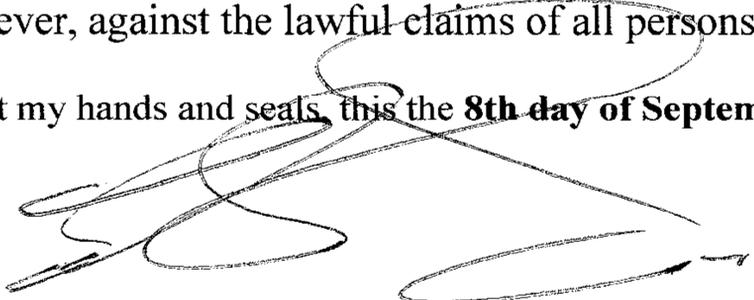
**Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

**Mineral and mining rights excepted.**

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the **8th day of September, 2021.**

  
\_\_\_\_\_  
**Frankie J. Swinea Jr.** (SEAL)

\_\_\_\_\_  
(SEAL)

State of Alabama )  
 )  
SHELBY County )

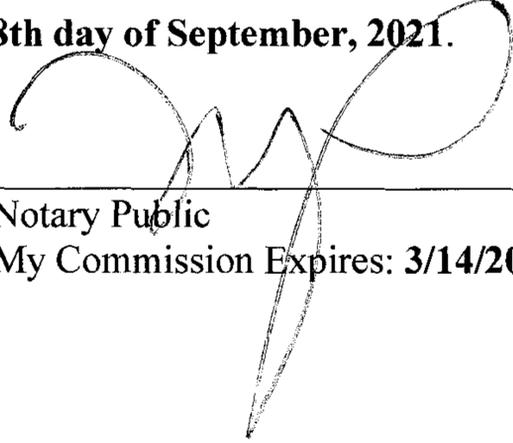
General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Frankie J. Swinea Jr.**, 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, they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **8th day of September, 2021.**

(SEAL)

FRANK STEELE JONES  
Notary Public, Alabama State At Large  
My Commission Expires 03/14/2023



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Notary Public  
My Commission Expires: **3/14/2023**

**FILE NO: 2021302**

Real Estate Sales Validation Form

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

Grantor's Name: Franklin J. Swire, Jr  
Mailing Address: 1821 2nd Ave N.  
Birmingham, AL  
35203

Grantee's Name: Kurnes M. Smith IV  
Mailing Address: 565 Old Cahaba Dr.  
Helena, AL  
35080

Property Address: 565 Old Cahaba Dr.  
Helena, AL  
35080

Date of Sale: 9/8/21  
Total Purchase Price: \$ 2,87,500.-  
or  
Actual Value: \$ \_\_\_\_\_  
or  
Assessor's Market Value: \$ \_\_\_\_\_

\*\*\*Deed is being recorded for the purpose of clearing title and for no other reason.

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

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: 9/9/21

Unattested \_\_\_\_\_

Print: Lee Buckingham

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



Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
09/09/2021 03:52:02 PM  
\$36.00 JOANN  
20210909000440990

Alvin S. Boyd