

20211012000496740
10/12/2021 03:06:00 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Scott Alan Swann and Heather Swann
834 Willow Oak Drive
Hoover, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100712

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Twenty Seven Thousand and 00/100 Dollars (\$327,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shaye Warman and Staci Warman, a married couple**, whose address is 2308 Burningtrees Drive, Decatur, AL 35603 (hereinafter "Grantors", whether one or more), by **Scott Alan Swann and Heather Swann**, whose address is 834 Willow Oak Drive Hoover AL 35244 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Scott Alan Swann and Heather Swann, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 834 Willow Oak Drive, Hoover, AL 35244, to-wit:**

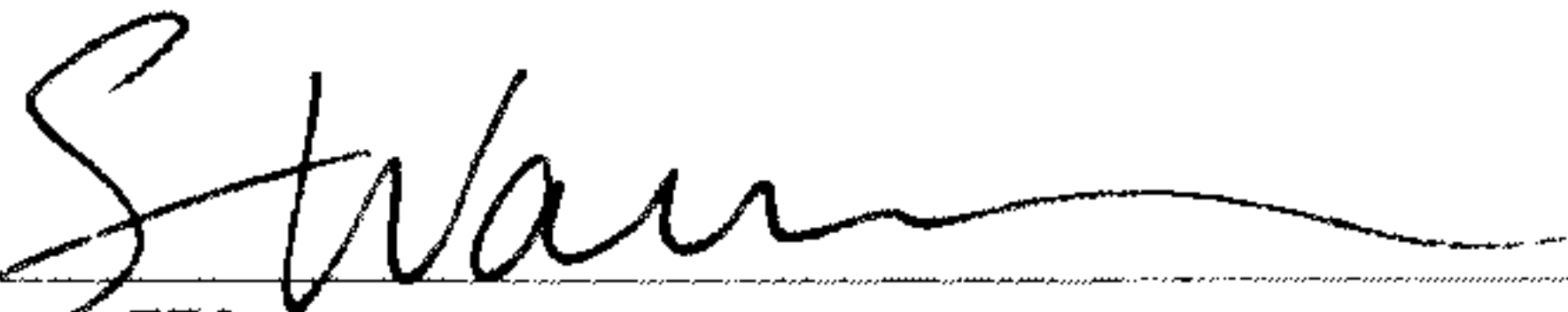
Lot 3, according to the Amended Map of the Sixth Addition to Riverchase Country Club, as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama.

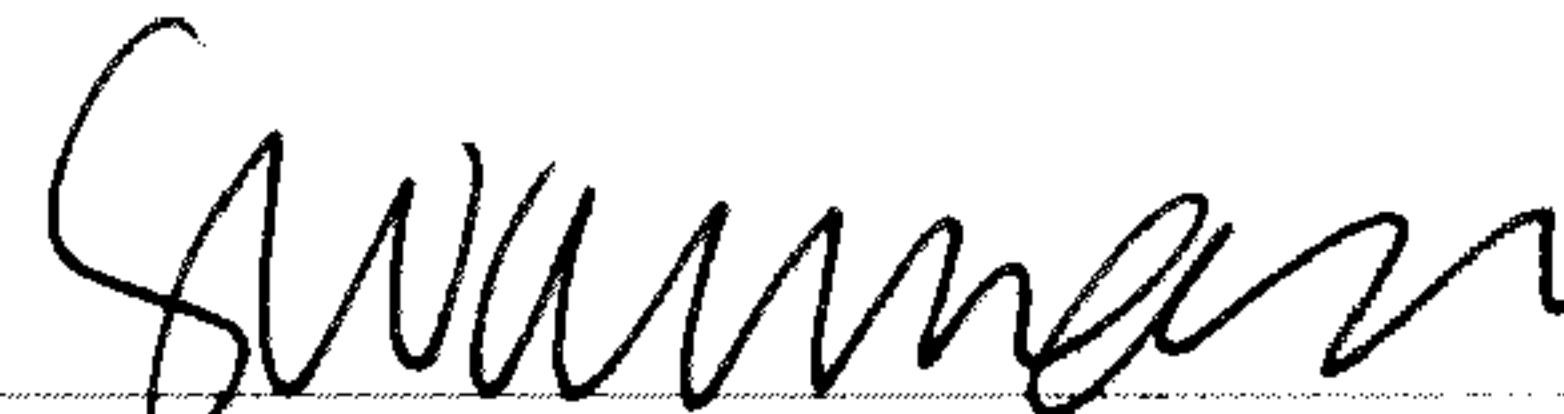
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$294,300.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 17th day of September, 2021.



Shaye Warman

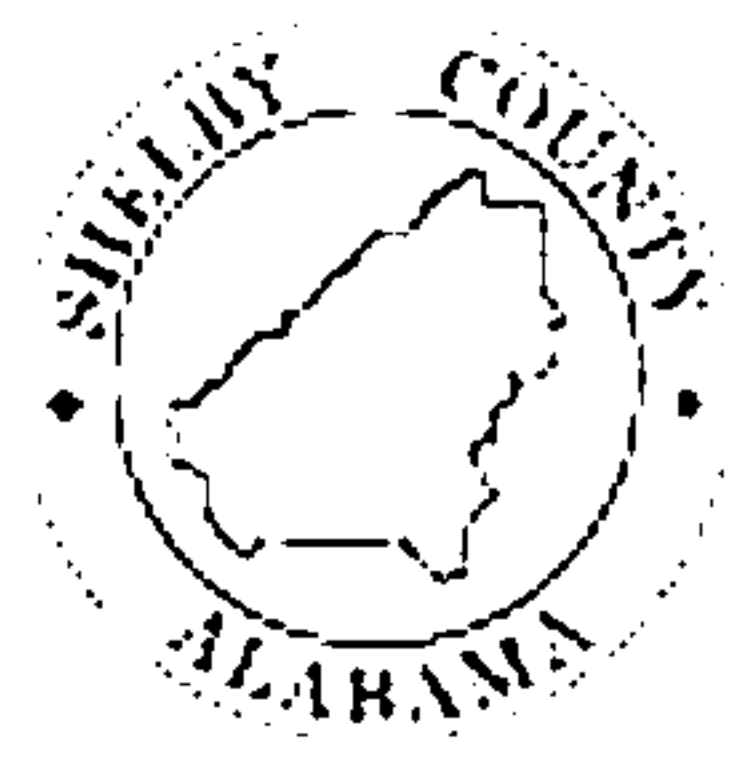
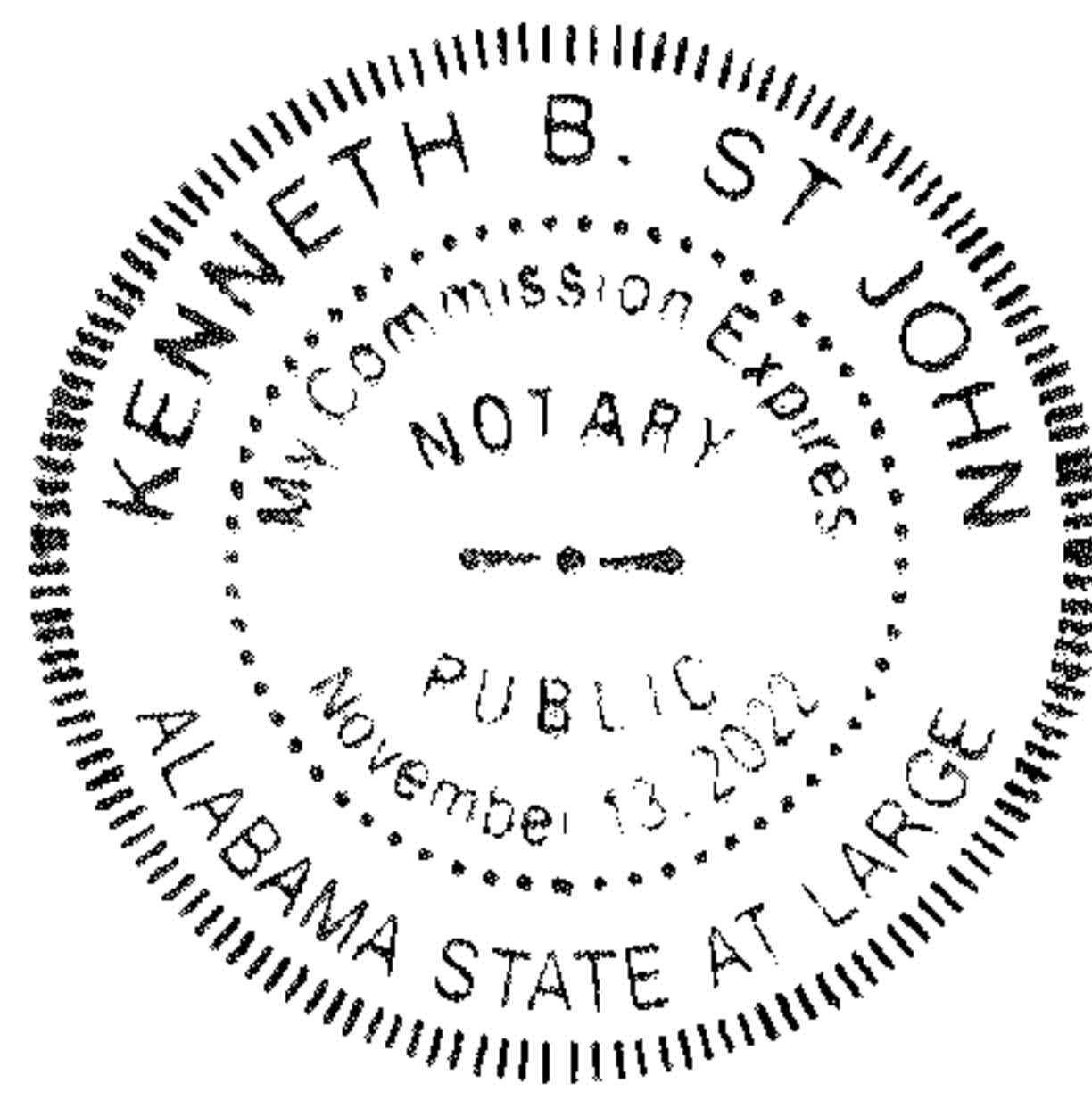

Staci Warman

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Shaye Warman and Staci Warman, a married couple, 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 on the day the same bears date.

Given under my hand and official seal on this 17th day of September, 2021.


Notary Public: Kenneth B. St John
My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2021 03:06:00 PM
\$58.00 JOANN
20211012000496740

