

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



20220421000163600 1/6 \$142.00
Shelby Cnty Judge of Probate, AL
04/21/2022 09:51:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, Lee S. Wright, a married woman and Charles Schwass aka Chuck Schwass, a single person, the undersigned, being the sole heirs of Howard L. Schwass, date of death being 11/7/2021 whose estate has been duly probated in the State of Alabama County of Shelby, Howard L. Schwass being the surviving grantee of that certain deed dated 11/23/2009, the other grantee, Kathryn T. Schwass having departed this life on 2/23/2020 Grantor, do grant, bargain, sell and convey to Lee S. Wright, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

The above-described property is not the homestead of grantor.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The drafter makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that I am lawfully seized in

Shelby County, AL 04/21/2022
State of Alabama
Deed Tax: \$104.00



20220421000163600 2/6 \$142.00
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fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

4/5/22.

Lee S. Wright (SEAL)
LEE S. WRIGHT

Charles Schwass (SEAL)
CHARLES SCHWASS

STATE OF ALABAMA

COUNTY OF SHELBY

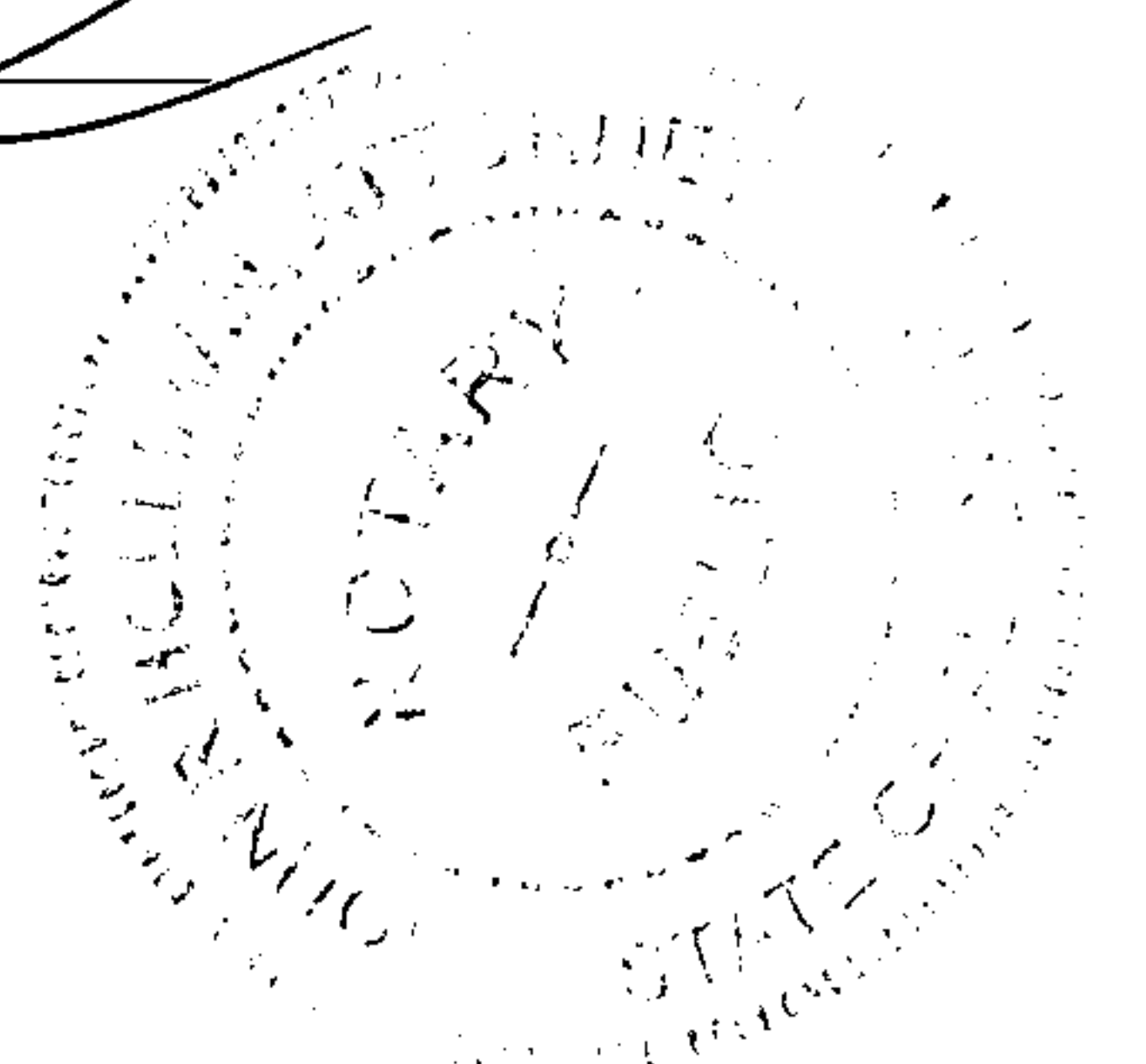
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Lee S. Wright and Charles Schwass aka Chuck Schwass, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4/5/22.

[Signature]
Notary Public

my comm EXPIRES:

8/28/22





20220421000163600 3/6 \$142.00
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This Instrument was Prepared By:
JOHN R. HOLLIMAN, ESQ.
2491 PELHAM PKWY
PELHAM, AL 35124
JOHN@BRADFORDHOLLIMAN.COM

SEND TAX NOTICE TO:
LEE S. WRIGHT

25 FRANKIE'S LANE
ATLANTA AL 35007

SUMMARY**ASSESSMENT**

PROPERTY CLASS: 3 OVER 65 CODE:
EXEMPT CODE: 10 DISABILITY CODE:
MUN CODE: 02 ALABASTER HS YEAR: 2011
SCHOOL DIST: 2 EXM OVERRIDE \$0.00
OVR ASD VALUE: \$0.00
CLASS USE:
FOREST ACRES: 0 TAX SALE:
PREV YEAR \$185,500.00 BOE VALUE: 0
VALUE:

VALUE

LAND VALUE 10% \$60,000
LAND VALUE 20% \$0
CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2

CLASS 3
BLDG 1 Card 1 111 \$147,200

TOTAL MARKET VALUE: \$207,200

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	2	\$20,720	\$134.68	\$4,000	\$26.00	\$108.68
COUNTY	3	2	\$20,720	\$155.40	\$2,000	\$15.00	\$140.40
SCHOOL	3	2	\$20,720	\$331.52	\$0	\$0.00	\$331.52
DIST SCHOOL	3	2	\$20,720	\$290.08	\$0	\$0.00	\$290.08
CITY	3	2	\$20,720	\$207.20	\$0	\$0.00	\$207.20
FOREST	3	2	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$20,720.00

\$1,118.88

GRAND TOTAL: \$1,077.88

FULLY PAID

DEEDS**INSTRUMENT NUMBER**20091130000439120**DATE**

11/23/2009

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
11/18/2021	2021	WELLS FARGO REAL ESTATE TAX SERVICES	\$1,077.88
11/17/2020	2020	WELLS FARGO REAL ESTATE TAX SERVICES	\$961.24
11/14/2019	2019	WELLS FARGO HOME MORTGAGE	\$924.52
11/15/2018	2018	WELLS FARGO REAL ESTATE TAX SERVICES	\$911.56
11/13/2017	2017	WELLS FARGO REAL ESTATE TAX SERVICES	\$888.88
11/9/2016	2016	WELLS FARGO REAL ESTATE TAX SERVICES	\$861.88
11/9/2015	2015	WELLS FARGO REAL ESTATE TAX SERVICES	\$856.48
11/10/2014	2014	WELLS FARGO HOME MORTGAGE	\$834.88
11/18/2013	2013	WELLS FARGO HOME MORTGAGE	\$843.52
11/15/2012	2012	WELLS FARGO REAL ESTATE TAX SERVICES	\$843.52
11/10/2011	2011	WELLS FARGO HOME MORTGAGE	\$763.60
11/18/2010	2010	WELLS FARGO REAL ESTATE TAX SERVICES	\$752.80
11/16/2009	2009	M&T BANK	\$805.72
11/17/2008	2008	LOANCARE SERVICING CENTER	\$692.32
11/8/2007	2007	LOANCARE SERVICING CENTER	\$665.32
11/17/2006	2006	LOAN CARE SERVICING CENTER	\$624.28
11/21/2005	2005	LOANCARE SERVICING	\$611.32



20220421000163600 5/6 \$142.00
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EXHIBIT A

LOT 25 ACCORDING TO THE SURVEY OF SCOTTSDALE AS RECORDED IN MAP BOOK 6, PAGE 101 IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



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Real Estate Sales Validation Form

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

Grantor's Name LEE WRIGHT
Mailing Address 25 FRANKIE'S LANE
ALABASTER 35007

Grantee's Name LEE S. WRIGHT
Mailing Address 25 FRANKIE'S LANE
ALABASTER AL 35007

Property Address 25 FRANKIE'S LANE
ALABASTER AL 35007

Date of Sale 4/5/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

207,200

\$103,600
(1/2 =)

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

COUNTY ASSESSMENT

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 4/5/22

Print JOHN R. HOLLIMAN

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1