

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Thousand Dollars and No/100 (\$100,000.00)** to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, **Perry Swindall and Wife Lori A. Swindall**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Chris Durden and Jennifer Durden**, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOTS 1, 2 AND 3, IN BLOCK 3, ACCORDING TO GLASSCOCK'S SUBDIVISION ON SPRING CREEK WHICH IS LOCATED IN THE SE 1/4 OF NE 1/4 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, THE MAP OF SAID SUBDIVISION BEING RECORDED IN MAP BOOK 4, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 2. EASEMENTS, SET-BACK LINES, RIGHTS OF WAY, CONDITIONS, RESTRICTIONS AND MATTERS OF SURVEY AS SHOWN ON RECORDED PLAT.**
- 3. RIGHTS ACQUIRED BY ALABAMA POWER COMPANY AS RECORDED IN DEED VOLUME 142, PAGE 277.**
- 4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED VOLUME 151, PAGE 102; DEED VOLUME 143, PAGE 422; DEED VOLUME 153, PAGE 403; DEED VOLUME 167, PAGE 389 AND DEED VOLUME 202, PAGE 363.**

ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

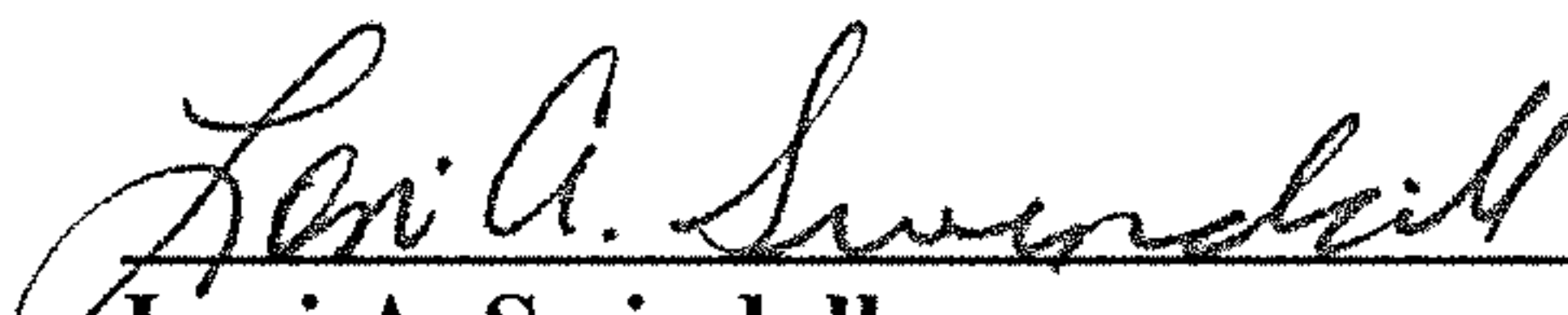
\$95,000.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 21st day of October, 2022.

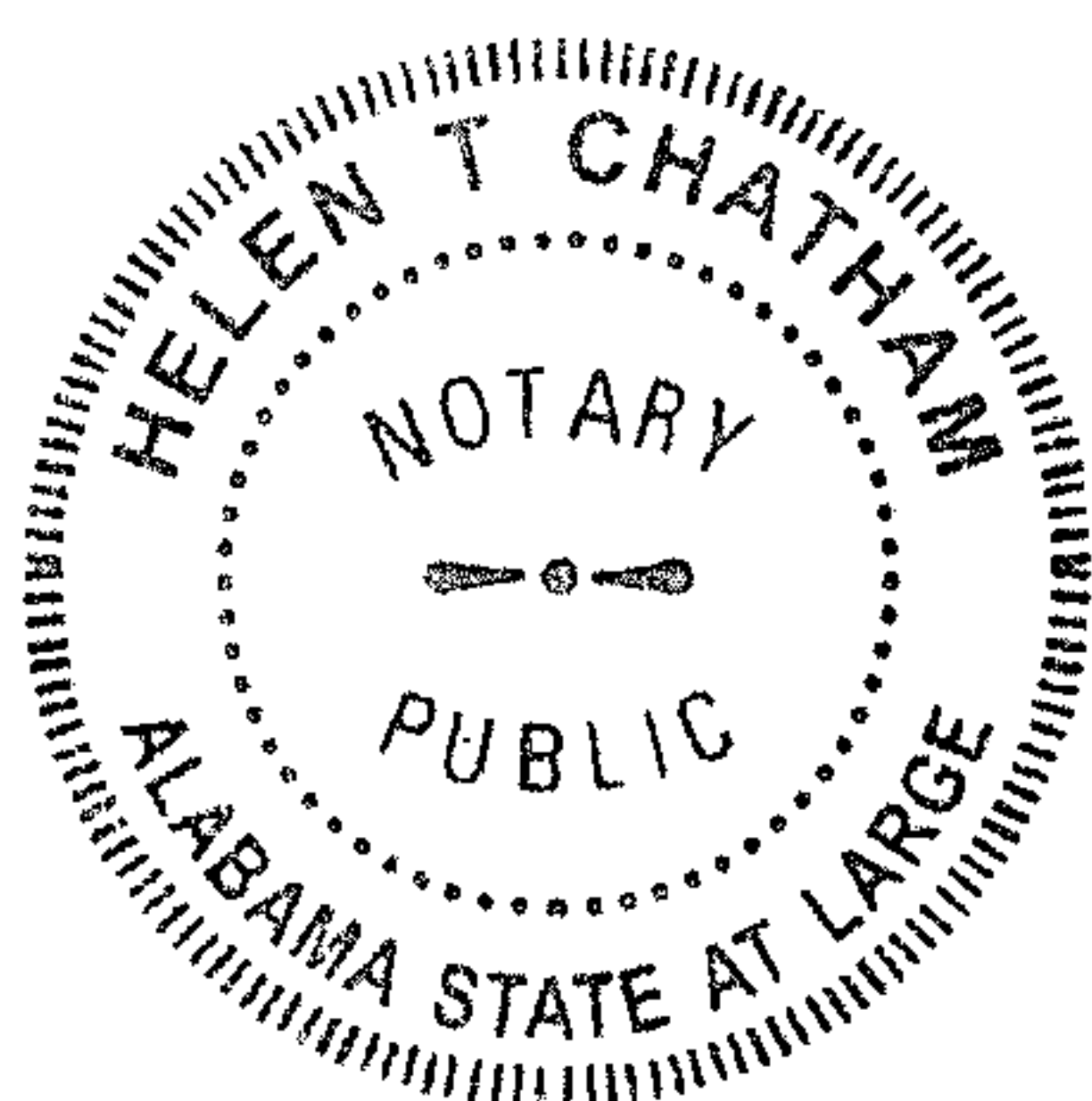

Perry Swindall


Lori A. Swindall

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Perry Swindall and Lori A. Swindall**, whose name(s) 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 21st day of October, 2022.




Notary Public

My Commission Expires: 11/4/2025

Real Estate Sales Validation Form

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

Grantor's Name Perry and Lori Swindall
Mailing Address 18 Landing Lane
Shelby, AL 35143

Grantee's Name Chris and Jennifer Durden
Mailing Address 18 Landing Lane
Shelby, AL 35143

Property Address 18 Landing Lane
Shelby, AL 35143

Date of Sale October 21, 2022
Total Purchase Price \$100,000.00

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2022 03:45:34 PM
\$33.00 BRITTANI
70771071000307860

Allen S. Byrd

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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 _____

Print Perry Swindall or Lori A. Swindall _____

☐ Unattested _____
(verified by)

Sign *Perry Swindall* _____
(Grantor/Grantee/Owner/Agent) circle one