

20221118000427600
11/18/2022 01:41:16 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Ronald A. Swartz
270 Stonecreek Way
Helena, AL 35080

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **TWO HUNDRED SEVENTY THOUSAND ONE HUNDRED AND 00/100 (\$270,100.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael D. Fisher and Maryann Fisher FKA Maryann K. Lee, husband and wife**, whose address is 624 Rosebury Road, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Ronald A. Swartz**, whose address is 270 Stonecreek Way, Helena, AL 35080 (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 **Ronald A. Swartz**, the following described real estate situated in Shelby County, Alabama, the address of which is **270 Stonecreek Way, Helena, AL 35080** to-wit:

Lot 1543, according to the Survey of Old Cahaba IV 2nd Addition Phase Four, as recorded in Map Book 33, Page 131, in the Probate Office of Shelby County, Alabama.

Maryann Fisher is one and the same person as Maryann K. Lee, grantee in that certain deed recorded in Instrument No. 20170331000107430, in the Probate Office of Shelby County, Alabama.

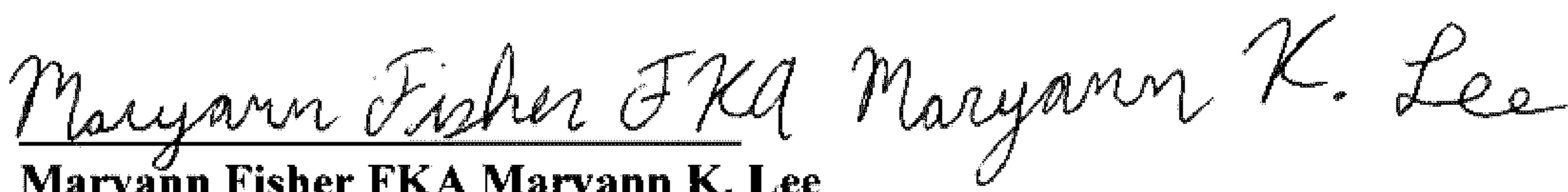
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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 has set their signature and seal on this 18th day of November, 2022.



Michael D. Fisher

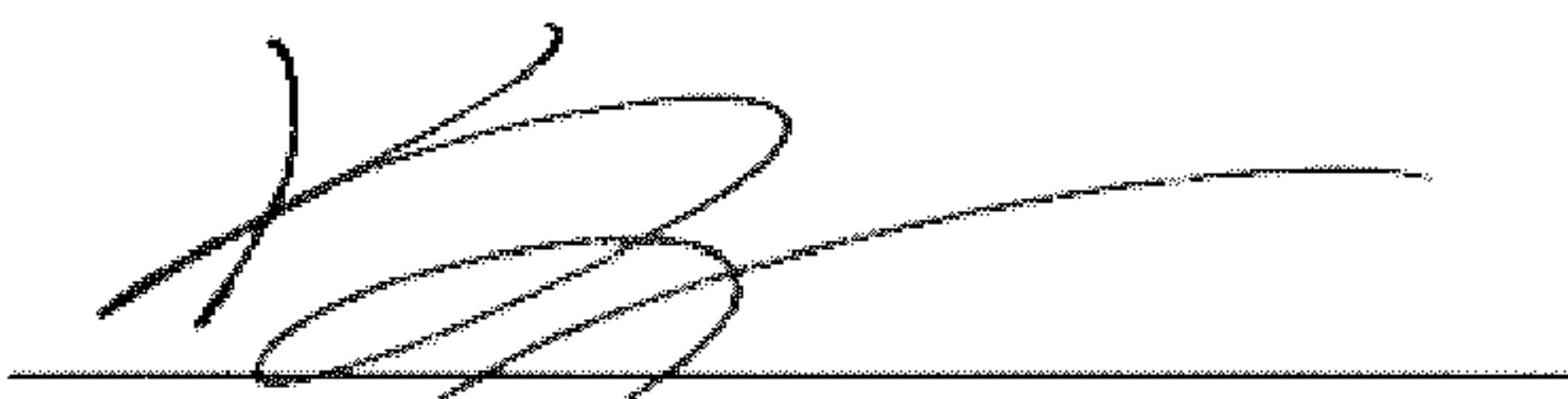


Maryann Fisher FKA Maryann K. Lee

STATE OF ALABAMA
COUNTY OF SHELBY

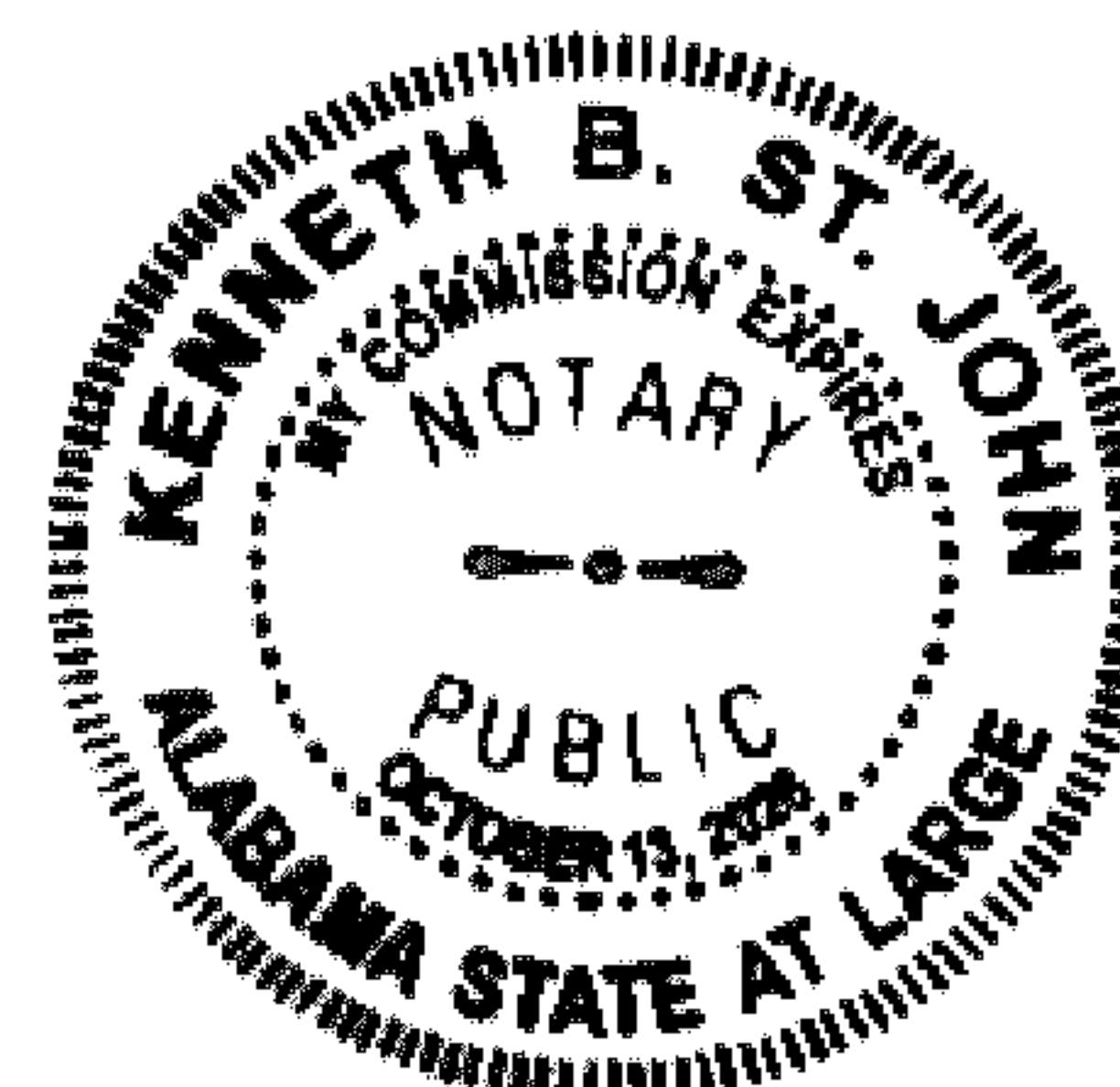
I, the undersigned Notary Public in and for said County and State, hereby certify that Michael D. Fisher and Maryann Fisher FKA Maryann K. Lee whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 2022.



Notary Public

Print Name: *Kenneth B. St. John*
My Commission Expires: *10/13/2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2022 01:41:16 PM
\$296.50 BRITTANI
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Allen S. Baylor