



20230224000051390 1/4 \$181.00  
Shelby Cnty Judge of Probate, AL  
02/24/2023 03:22:39 PM FILED/CERT

Parcel I.D. #: 27-5-21-1-001-050.000

Send Tax Notice To: Mike Swords  
355 Comanche Street  
Montevallo, AL 35115

## WARRANTY DEED

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of One Hundred Fifty Thousand Dollars and 00/100 (\$ 150,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Claud J. Elledge, III, and Elaine Elledge, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Michael Swords**, hereinafter known as the GRANTEE;

*Lot 53 according to the "Indian Highlands" Third Sector as shown by map recorded in Map Book 6, Page 28 in the Probate Office of Shelby County, Alabama.*

*Situated in Shelby County, Alabama.*

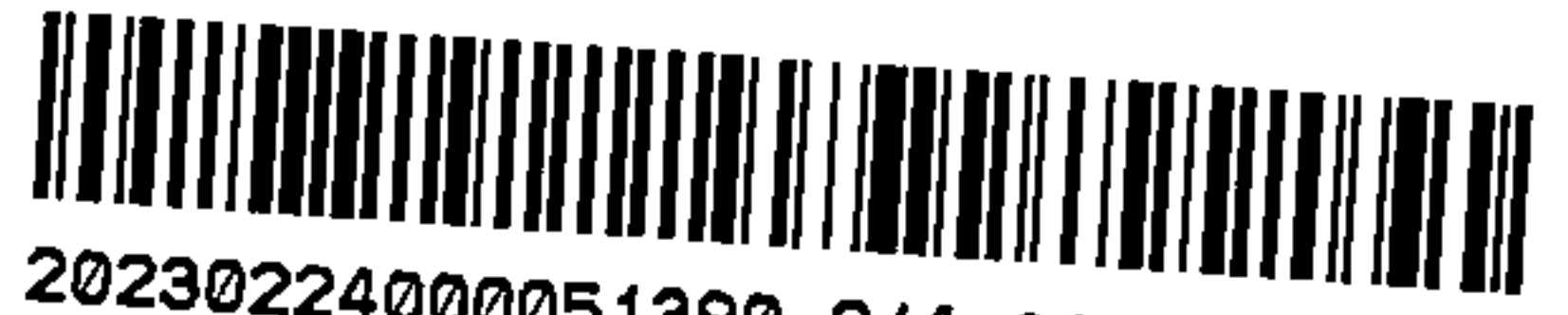
Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., under commitment number MV-23-28953, and a survey was not performed. The legal description was taken provided by the title company.

TO HAVE AND TO HOLD to the said GRANTEE, 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 he same as aforesaid; that we will and our heirs, executors and administrators shall


Shelby County, AL 02/24/2023  
State of Alabama  
Deed Tax: \$150.00




20230224000051390 2/4 \$181.00  
Shelby Cnty Judge of Probate, AL  
02/24/2023 03:22:39 PM FILED/CERT

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 24 Day of FEB., 2023.

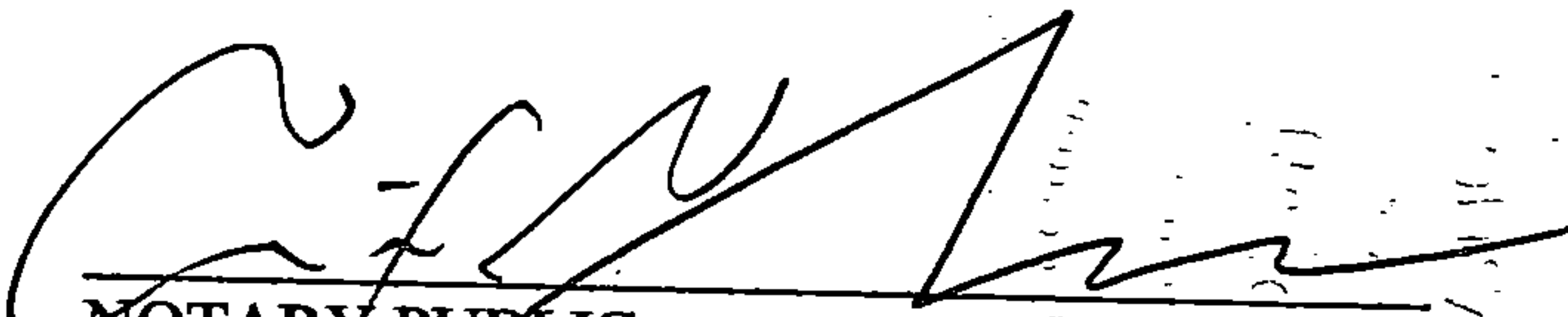
  
\_\_\_\_\_  
Claud J. Elledge, III  
Grantor

  
\_\_\_\_\_  
Elaine Elledge  
Grantor

STATE OF ALABAMA    )  
                                  )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Claud J. Elledge, III, a married man*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 Day of FEB., 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 28 February, 2024.

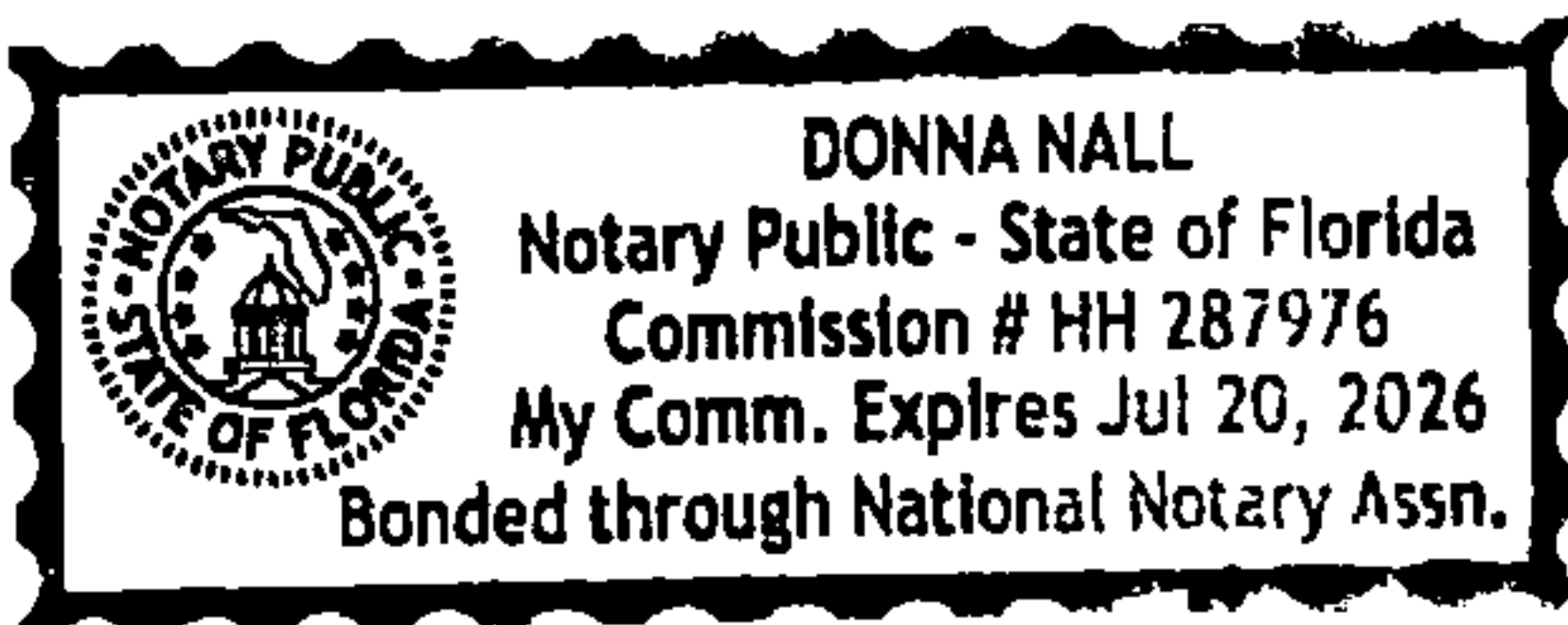


20230224000051390 3/4 \$181.00  
Shelby Cnty Judge of Probate, AL  
02/24/2023 03:22:39 PM FILED/CERT

STATE OF FLORIDA )  
 )  
COUNTY OF Escombria )

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Elaine Elledge*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 23 Day of Feb, 2023.



*Donna Nall*  
NOTARY PUBLIC  
My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Claud & Elaine Ethel  
Mailing Address 431 Kelson Rd.  
EnnsAcuda, FL 32514

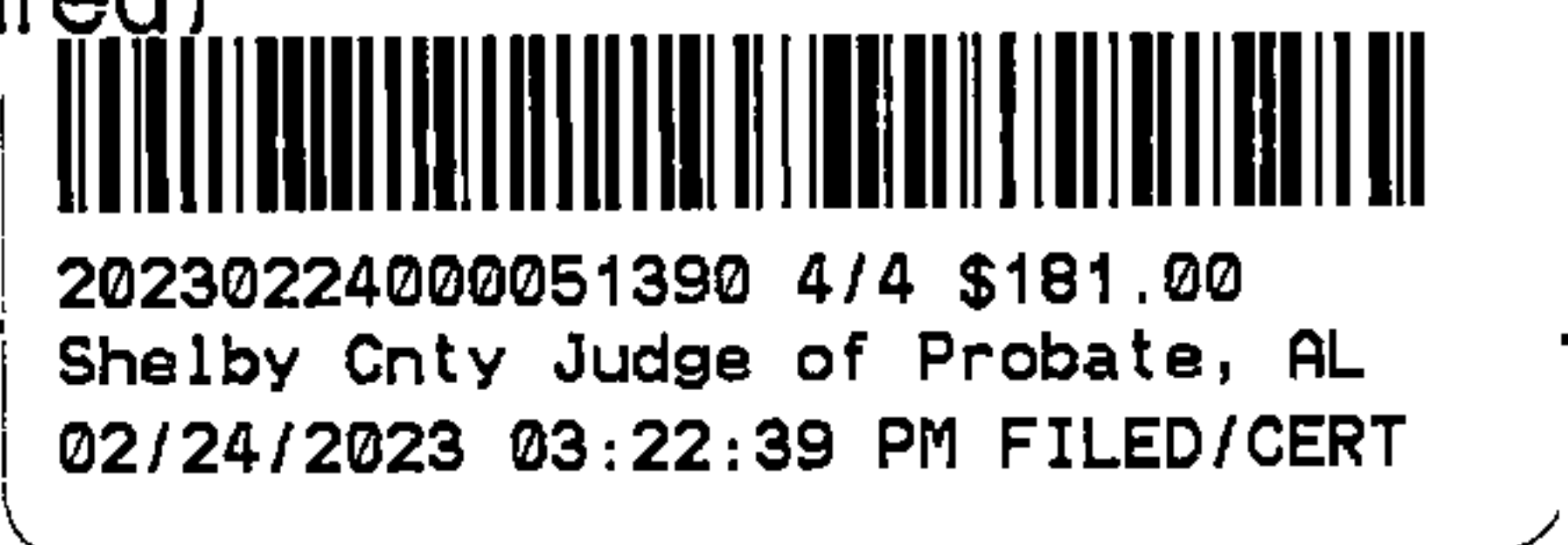
Grantee's Name Michael Swartz  
Mailing Address 335 Cananda St.  
Montevallo, AL 35115

Property Address 140 GERONIMO Cir.  
MONTVALLO, AL 35115

Date of Sale 2/24/23  
Total Purchase Price \$ 150,000.-  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 2/24/23

Print CLAUD J ELLENDORF III

Unattested

Sign Claud J Ellendorf III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one