

## REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code § 40-22-1, and is verified by the signature of Grantor below.

Grantor's Name: Michele Swinsick

Grantee's Name: Michele Swinsick, Trustee

Mailing Address: 4905 Kenn Drive  
Birmingham, AL 35252

Mailing Address: 4905 Kenn Drive  
Birmingham, AL 35252

Property Address: 4905 Keith Drive  
Birmingham, AL 35252

Date of Sale: May 9, 2023

Purchase Price: \$311,900.00  
Based on: Tax Assessors Value

STATE OF ALABAMA )  
)

20230517000147260

)

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**SHELBY COUNTY** )

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DEEDS' 1/2

# STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration in hand paid by **Michele Swinsick**, as the **Trustee of the Michele Swinsick Trust f/b/o Christopher Ryan Swinsick** dated May 9, 2023 (hereinafter referred to as “Grantee”) to **Michele Swinsick, an unmarried woman**, hereinafter referred to as (“Grantor”), the receipt of which is hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real estate in Baldwin County, Alabama, to wit:

Lot 10, Block 3, according to the Survey of Lincoln Park Subdivision, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS AND ALL MATTERS APPEARING OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND SUCH OTHER MATTERS AS MAY BE VIEWED BY OBSERVATION.

The grantor is the surviving joint tenant of that certain deed dated July 14, 2006, and recorded in Instrument Number 20060731000365740 in the Probate Office of Shelby County, Alabama, the other grantee, Betty Swinsick, having died in approximately February 2014. Michele Swinsick is one and the same person as Michelle Swinsick named in that deed.

**TO HAVE AND TO HOLD**, to the said Grantee, and Grantee's successors, heirs, beneficiaries, transferees, successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

9,  
2023.

Michel Süssmuth

Michele Swinsick

STATE OF ALABAMA §

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SHELBY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Michele Swinsick** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

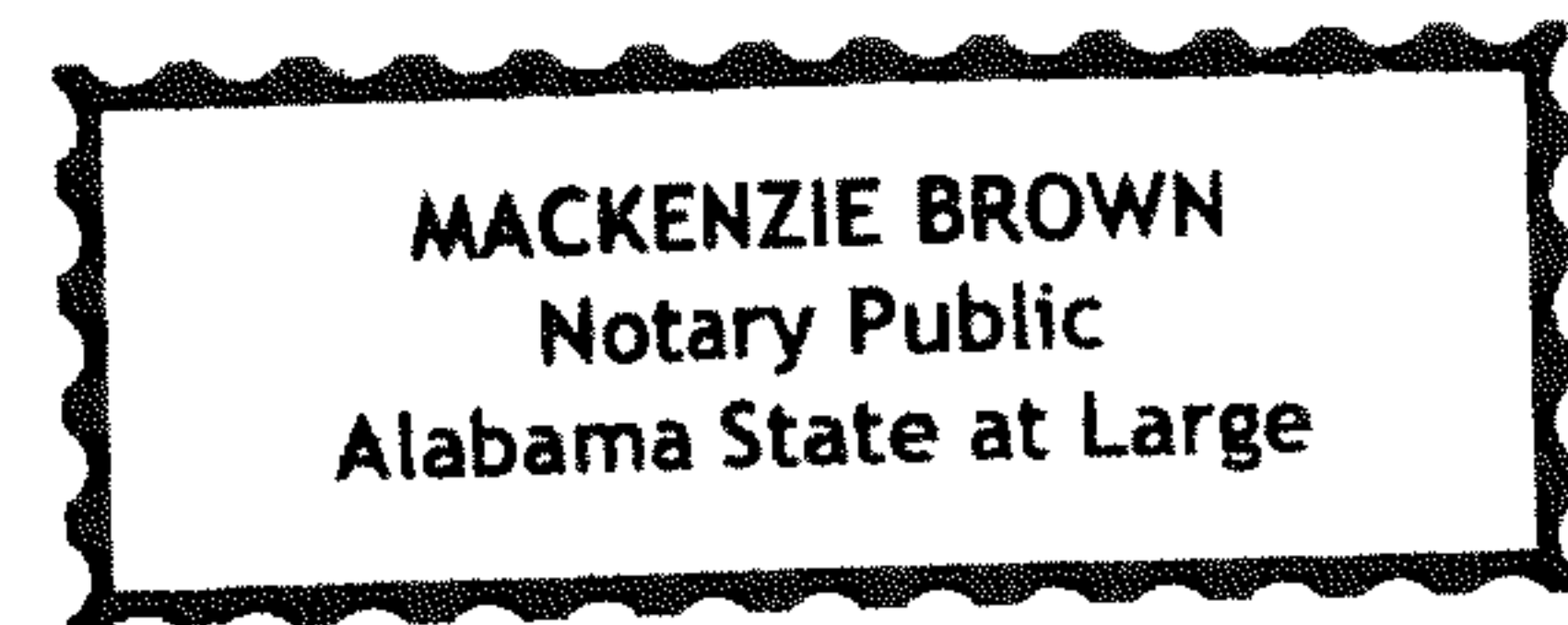
Given under my hand and official seal on May 9, 2023.



Notary Public

My commission expires: 11/23/2026

This instrument prepared by:  
Patrick F. Smith, Attorney  
Smith Kessler Smith, LLC Attorneys  
1550 West 2nd Street, Ste. 4-A  
Gulf Shores, AL 36561  
Phone: 251-215-7090



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2023 03:34:32 PM  
\$337.00 PAYGE  
20230517000147260

*Alvin S. Bayl*