

Send tax notice to:
Erika Dawn McSwain
218 Arbor Court
Sterrett, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024073

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Dayon Vallery, a single individual**, whose mailing address is 3101 Tree Crossings Pkwy, Hoover, AL, 35244 and **Courtney Vallery, a single individual**, whose mailing address is Carmy BSD Frank Street Thorby, AL 35171 (hereinafter referred to as "Grantors") by **Erika Dawn McSwain and Larry McSwain** whose property address is: **218 Arbor Court, Sterrett, AL, 35147** hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1010, according to the Survey of The Arbores of Forest Parks, as recorded in Map Book 25, page 146, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

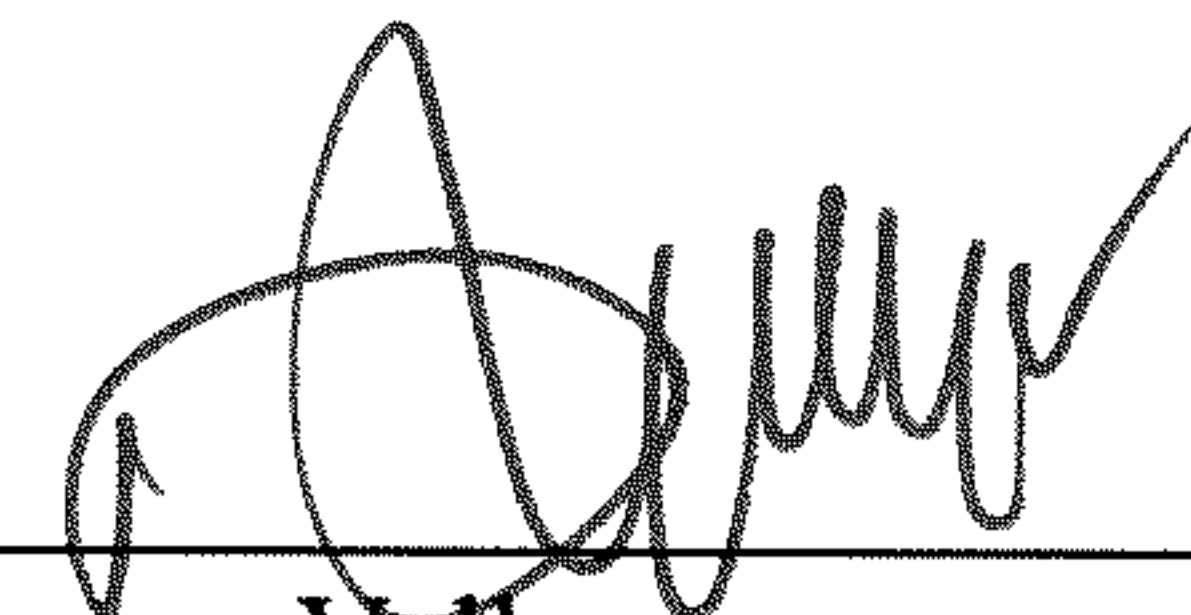
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions and covenants appearing of record in Inst. No. 1999-32467.
5. Right of way granted to Alabama Power Company recorded in Deed Book 236, page 825; Deed Book 139, page 127; Deed Book 133, page 210; Deed Book 126, page 191; Deed Book 126, page 192; Deed Book 126, page 323, and Deed Book 124, page 519 in Probate Office.


\$343,660.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 28 day of March, 2024.



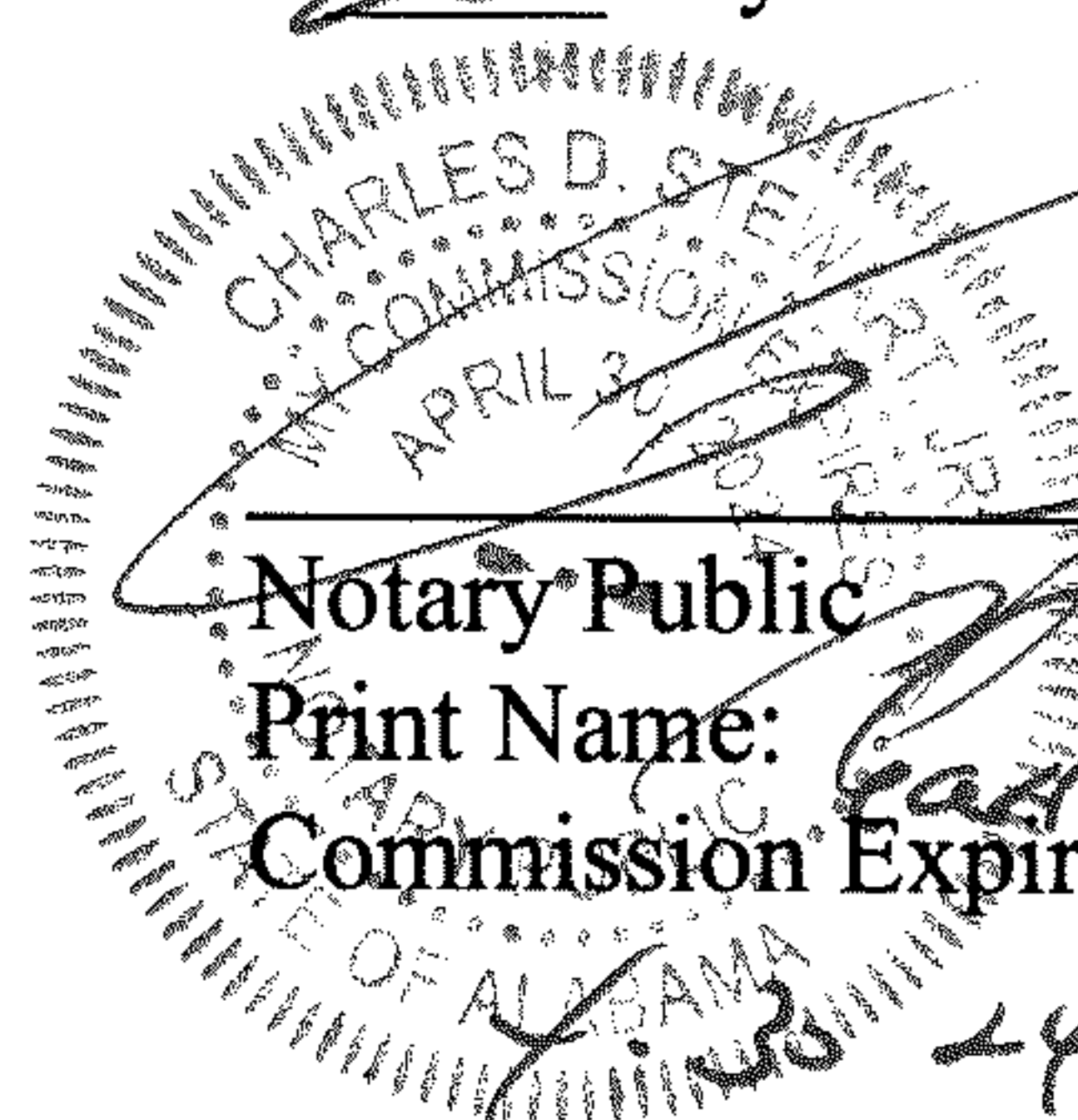
Davon Vallery


Courtney Vallery

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Davon Vallery and Courtney Vallery whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2024.



Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2024 10:25:44 AM
\$31.50 BRITTANI
20240329000086450

Allie S. Boyd