

GRANTEE'S ADDRESS:
232 Park Crest Run
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 16th day of August, 2024, in consideration of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00) and other good and valuable consideration, the undersigned, **VALERIE SWAFFORD and husband, ROBERT DAVID SWAFFORD**, whose address is 198 Eagle Circle #458, Sky Valley, Georgia, 30537, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **ROBERT DEVINE and JULIE LEE**, whose address is 232 Park Crest Run, Chelsea, Alabama, 35043, 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, lying and being in Shelby County, Alabama, to-wit:

Lot 1336, according to the Plat of Chelsea Park, 13th Sector, recorded in Map Book 55, Pages 53A and 53B, in the Office of the Judge of Probate of Shelby County, Alabama.

Property street address: 232 Park Crest Run, Chelsea, Alabama, 35043.

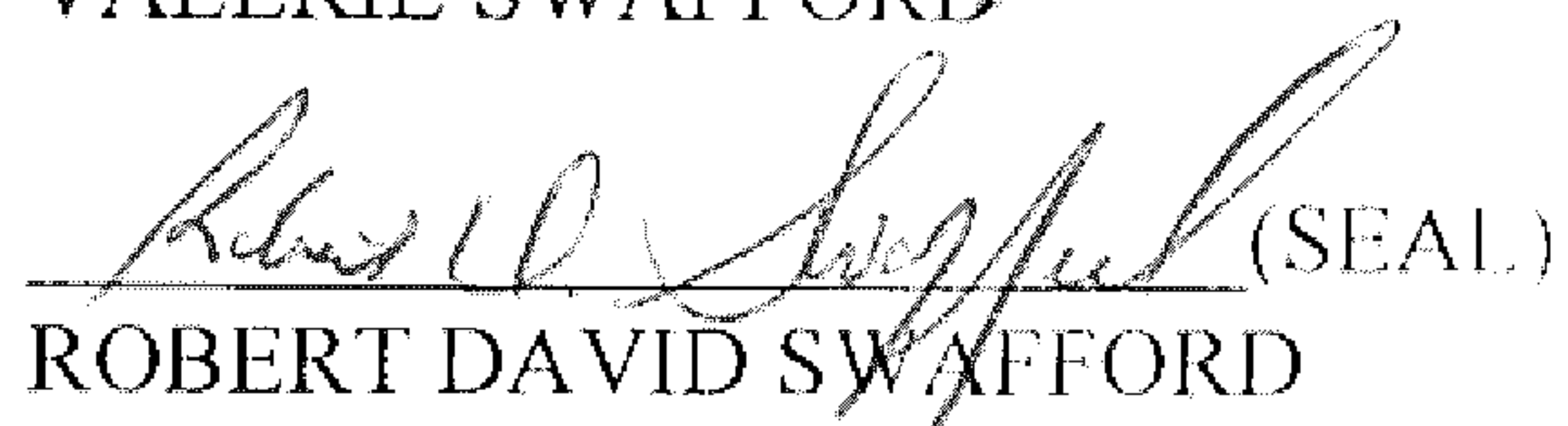
TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of

such survivor forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

 (SEAL)
VALERIE SWAFFORD

 (SEAL)
ROBERT DAVID SWAFFORD

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that VALERIE SWAFFORD and husband, ROBERT DAVID SWAFFORD, whose names are 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.

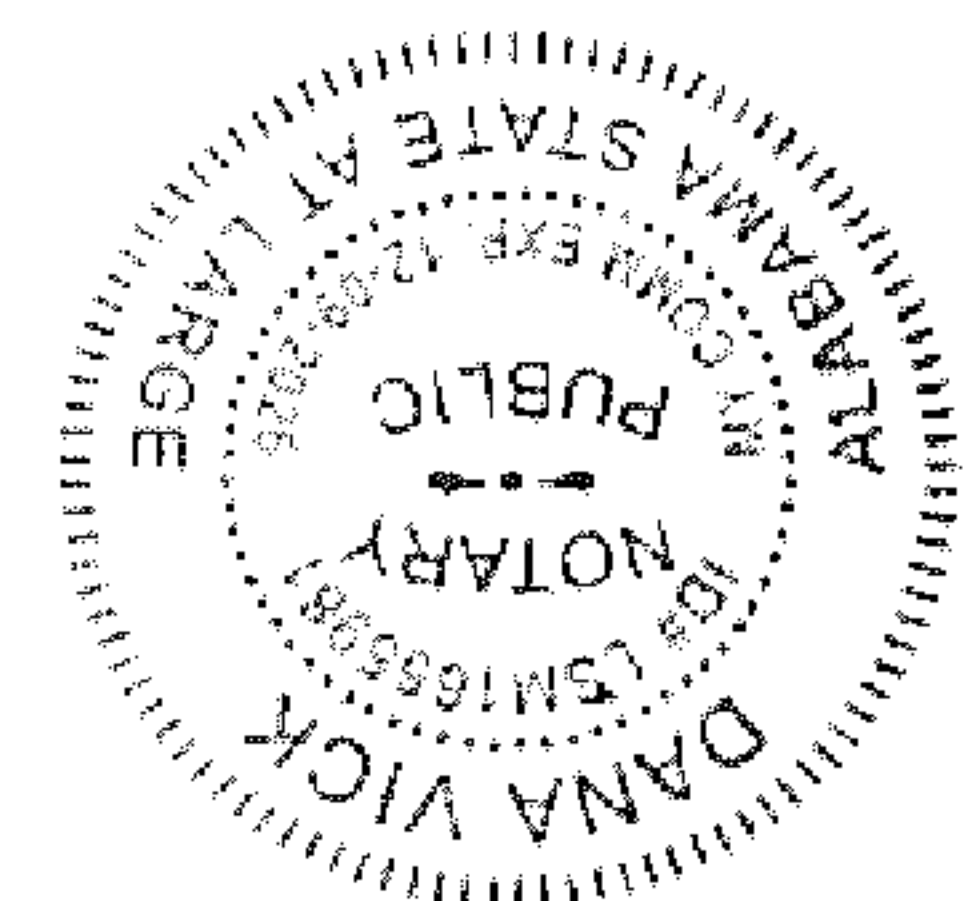
Given under my hand this the 16th day of August, 2024.


NOTARY PUBLIC

My Commission Expires: 12/9/2026

This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200



Real Estate Sales Validation Form

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

Grantor's Name Valerie Swafford & Robert David Swafford
Mailing Address 198 Eagle Circle #458
Sky Valley, Georgia 30537

Grantee's Name Robert Devine & Julie Lee
Mailing Address 232 Park Crest Run
Chelsea, AL 35043

Property Address 232 Park Crest Run
Chelsea, AL 35043

Date of Sale 8-16-2024

Total Purchase Price \$ 400,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2024 11:56:13 AM
\$428.00 JOANN
20240820000260090

Actual Value \$

Assessor's Market Value \$

The purchase price or actual value claim, *Ally's Best Firm* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
X 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 8-16-2024

Print J. Van Wilkins

Unattested
Sanatke
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one