

**This instrument was prepared by:**

Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**

**Scott Bundy and Jessica F. Bundy**  
5536 Heath Row Drive  
Birmingham, AL35242

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$577,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Luke Christian Swenson and Erin Kolaczek Swenson, a married couple**

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

**Scott Bundy and Jessica F. Bundy**

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 20, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of SHELBY County, ALABAMA.**

**SUBJECT TO ALL MATTERS OF RECORD**


**\$461,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of October, 2024.

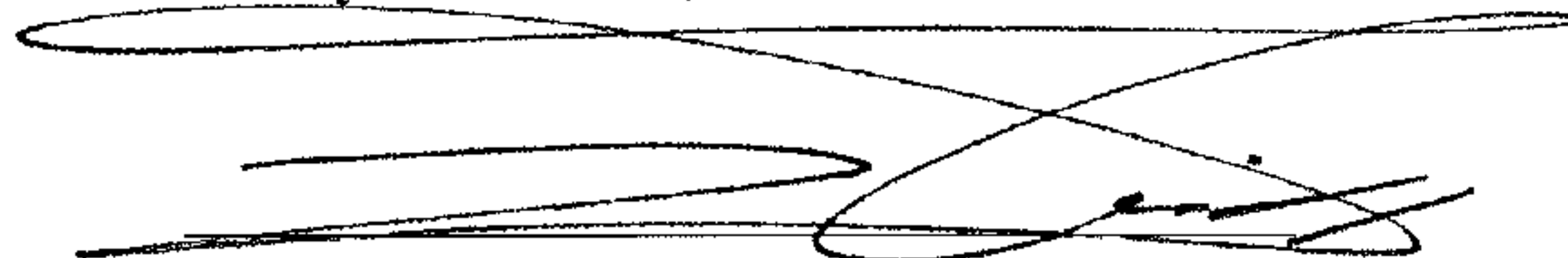
  
\_\_\_\_\_  
**Luke Christian Swenson**

  
\_\_\_\_\_  
**Erin Kolaczek Swenson**

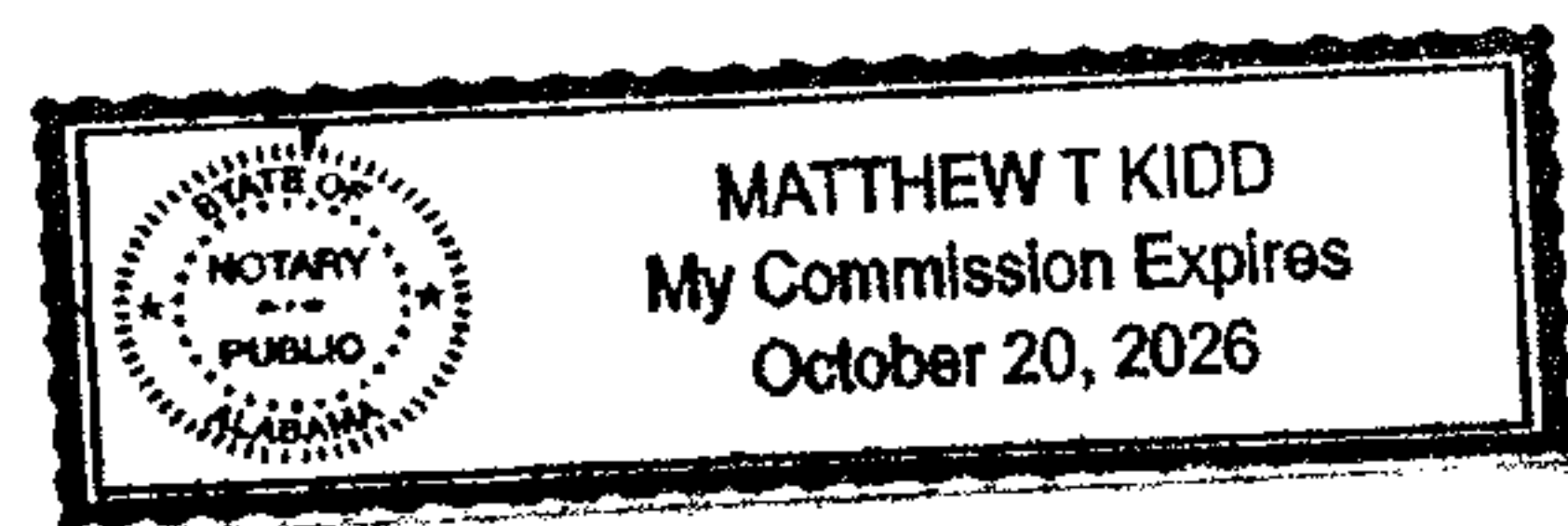
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Luke Christian Swenson and Erin Kolaczek Swenson**, 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 **31st day of October, 2024**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



Allen S. Bayal

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