

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
2700 Corporate Drive  
Suite 150  
Birmingham, AL 35242

Send Tax Notice To: Michael T Swift  
AL

File No.: 2024157

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Quality Power, Inc., whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael T Swift, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 200 North Yeager Court, Pelham, AL 35124**; to wit;

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND A PORTION OF LOT 10, ACCORDING TO A RESURVEY OF LOT 1, YEAGER COMMERCIAL PARK NORTH, RECORDED IN MAP BOOK 24, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF LOT 5 OF YEAGER COMMERCIAL PARK NORTH RESURVEY LOT 1, AS RECORDED IN MAP BOOK 24, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 26°12'26" EAST A DISTANCE OF 233.45 FEET; THENCE NORTH 87°57'25" WEST A DISTANCE OF 167.10 FEET; THENCE SOUTH 26°19'23" WEST A DISTANCE OF 233.69 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LLNE, A DISTANCE OF 124.02 FEET TO THE NORTHERLY RIGHT OF WAY OF NORTH YEAGER COURT TO THE POINT OF CURVE OF A NONTANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°56'42" AND A RADIUS OF 55.00 FEET; SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 62°23'23" EAST AND A CHORD DISTANCE OF 28.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY A DISTANCE OF 28.75 FEET; THENCE NORTH 38°52'46" EAST AND LEAVING SAID RIGHT OF WAY A DISTANCE OF 156.59 FEET; THENCE SOUTH 87°57'54" EAST A DISTANCE OF 99.11 FEET TO THE POINT OF BEGINNING.

ALSO A 25 FOOT INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AND 15 FOOT DRAINAGE AND UTILITY EASEMENT:

COMMENCE AT THE NE CORNER OF LOT 5, YEAGER COMMERCIAL PARK NORTH RESURVEY LOT 1, AS RECORDED IN MAP BOOK 24, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE NORTH 26°12'26" EAST A DISTANCE OF 233.45 FEET; THENCE NORTH 87°57'25" WEST A DISTANCE OF 167.10 FEET; THENCE SOUTH 26°19'23" WEST A DISTANCE OF 233.69 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 124.02 FEET TO THE NORTHERLY RIGHT OF WAY OF NORTH YEAGER COURT TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°56'42" AND A RADIUS OF 55.00 FEET; SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 62°23'23" EAST AND A CHORD DISTANCE OF 28.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY A DISTANCE OF 28.75 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 25 FOOT INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT; THENCE NORTH 38°52'46" EAST ALONG SAID CENTERLINE AND LEAVING SAID RIGHT OF WAY A DISTANCE OF 156.59 FEET TO THE END OF SAID EASEMENT AND THE POINT OF BEGINNING OF THE CENTERLINE OF A 15 FOOT DRAINAGE AND UTILITY EASEMENT; THENCE SOUTH 87°57'54" EAST ALONG SAID CENTERLINE, A DISTANCE OF 99.11 FEET TO THE END OF SAID EASEMENT.

ALSO:

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87°59'25" EAST, A DISTANCE OF 1,787.86 FEET; THENCE NORTH 26°35'17" EAST, A DISTANCE OF 73.82 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 108.88 FEET; THENCE NORTH 24°04'19" EAST, A DISTANCE OF 41.15 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 99.00 FEET; THENCE NORTH 21°05'39" EAST A DISTANCE OF 51.27 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 103.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 73.73 FEET; THENCE NORTH 87°17'52" EAST, A DISTANCE OF 158.33 FEET; THENCE NORTH 08°47'26" EAST, A DISTANCE OF 131.18 FEET; THENCE SOUTH 87°57'26" EAST, A DISTANCE OF 180.17 FEET; THENCE SOUTH 26°19'23" WEST, A DISTANCE OF 233.69 FEET; THENCE NORTH 87°57'54" WEST, A DISTANCE OF 281.34 FEET TO THE POINT OF BEGINNING.

**Subject To:**

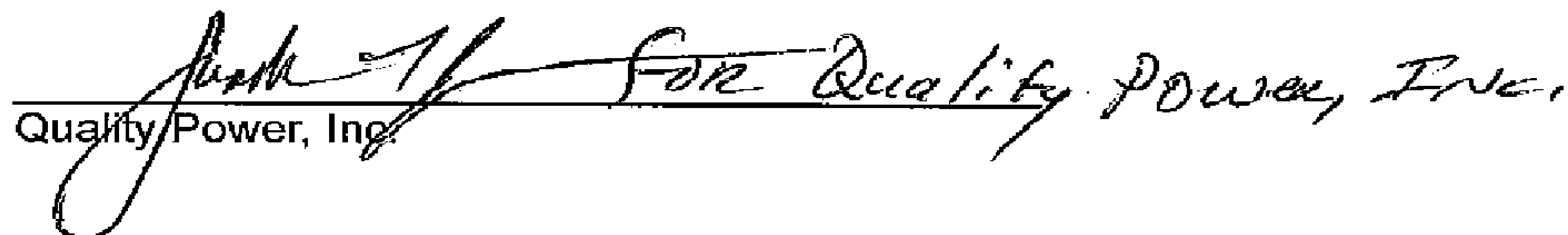
1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
2. Further exception shall be taken on the 25 foot Easement for Ingress and Egress
3. The 15 foot drainage Easement.
4. Notes, easements, and building set back lines as shown on Map book 4 page 8.
5. Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.

**\$260,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .

  
 Justin J. For Quality Power, Inc.  
 Quality Power, Inc.

State of ALABAMA

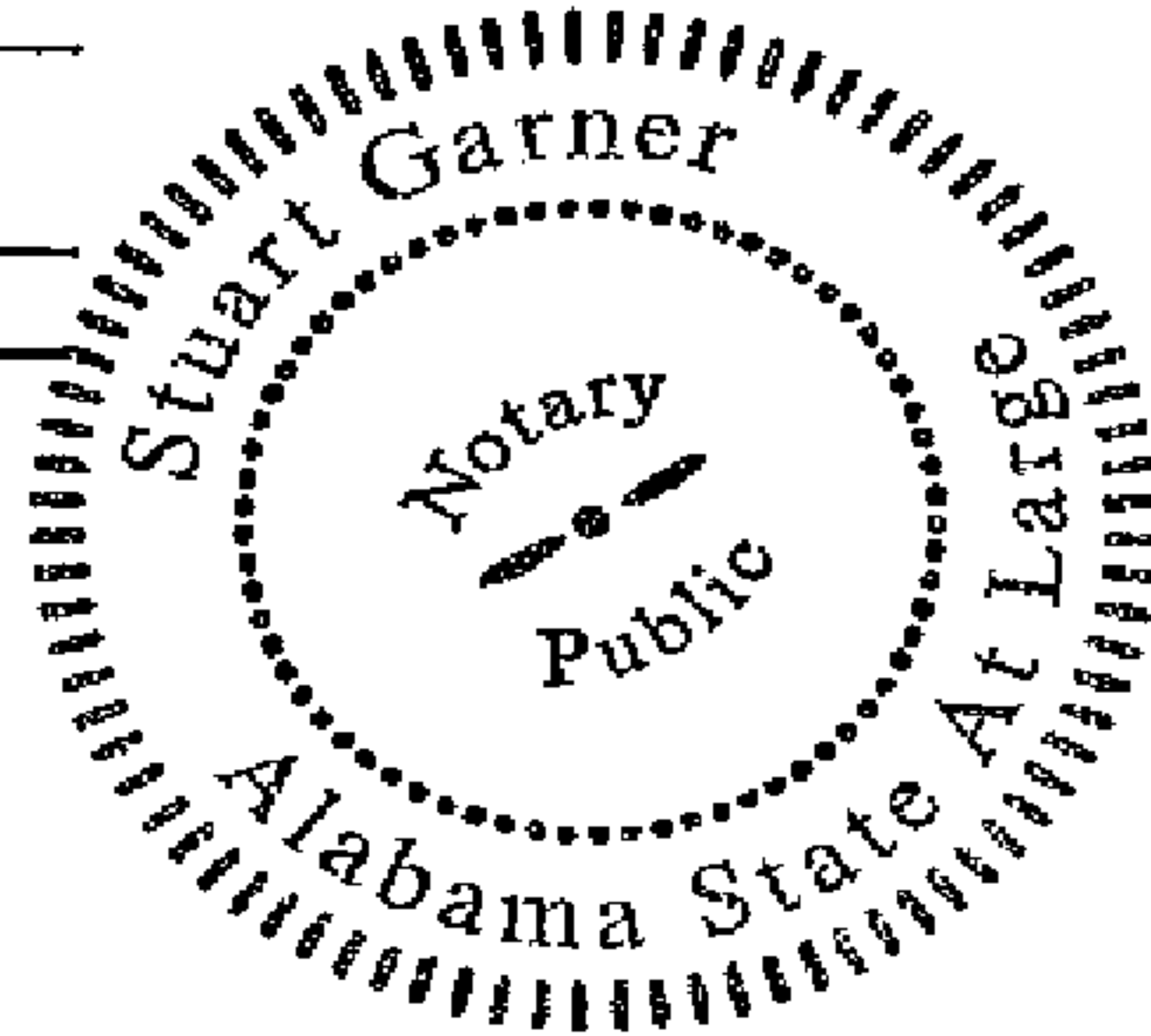
County of SHELBY

I, STUART J. GARNER, a Notary Public in and for the said County in said State, hereby certify that Quality Power, Inc., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of NOVEMBER, 2024.

Stuart J. Garner  
Notary Public, State of \_\_\_\_\_

My Commission Expires: 8/11/25





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/12/2024 10:44:06 AM  
 \$96.00 JOANN  
 20241112000350470

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Quality Power, Inc.</u>	Grantee's Name	<u>Michael T Swift</u>
Mailing Address	<u>3305 Teakwood Road Hoover 35226 AL</u>	Mailing Address	<u>200 North Yeager Court Pelham, AL 35124</u>
Property Address	<u>200 North Yeager Court Pelham, AL 35124</u>	Date of Sale	<u>November 08, 2024</u>
		Total Purchase Price	<u>\$325,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 1 § 40-22-1 (h). 97 5

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 November 08, 2024

Unattested

(verified by)

Print Quality Power, Inc.

Sign

(Grantor/Grantee/Owner/Agent) circle one