

Send Tax Notice to:

Jakob Tolbert and Stephanie Swindle

3313 Meadow Garden Circle
Birmingham, AL 35242

This Instrument Prepared By:

Robert McNearney

2345 Moody Parkway

Unit 206

Moody, AL 35004

File: MDY-25-1830

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY NINE THOUSAND AND 00/100 (\$389,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Lee D. Walker and Donna Walker, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

1608 Ashley Woods Way, Vestavia Hills, AL 35216

by **Jakob Tolbert and Stephanie Swindle** (herein referred to as "Grantee," whether one or more), whose mailing address is

3313 Meadow Garden Circle, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3313 Meadow Garden Circle, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$381,954.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13th day of March, 2025

Lee D. Walker

Lee D. Walker

Donna S. Walker

Donna Walker

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Lee D Walker and Donna Walker whose name(s) is/are 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2025.

Grant Lambert Wideman

Notary Public

My Commission Expires:

11/15/2029

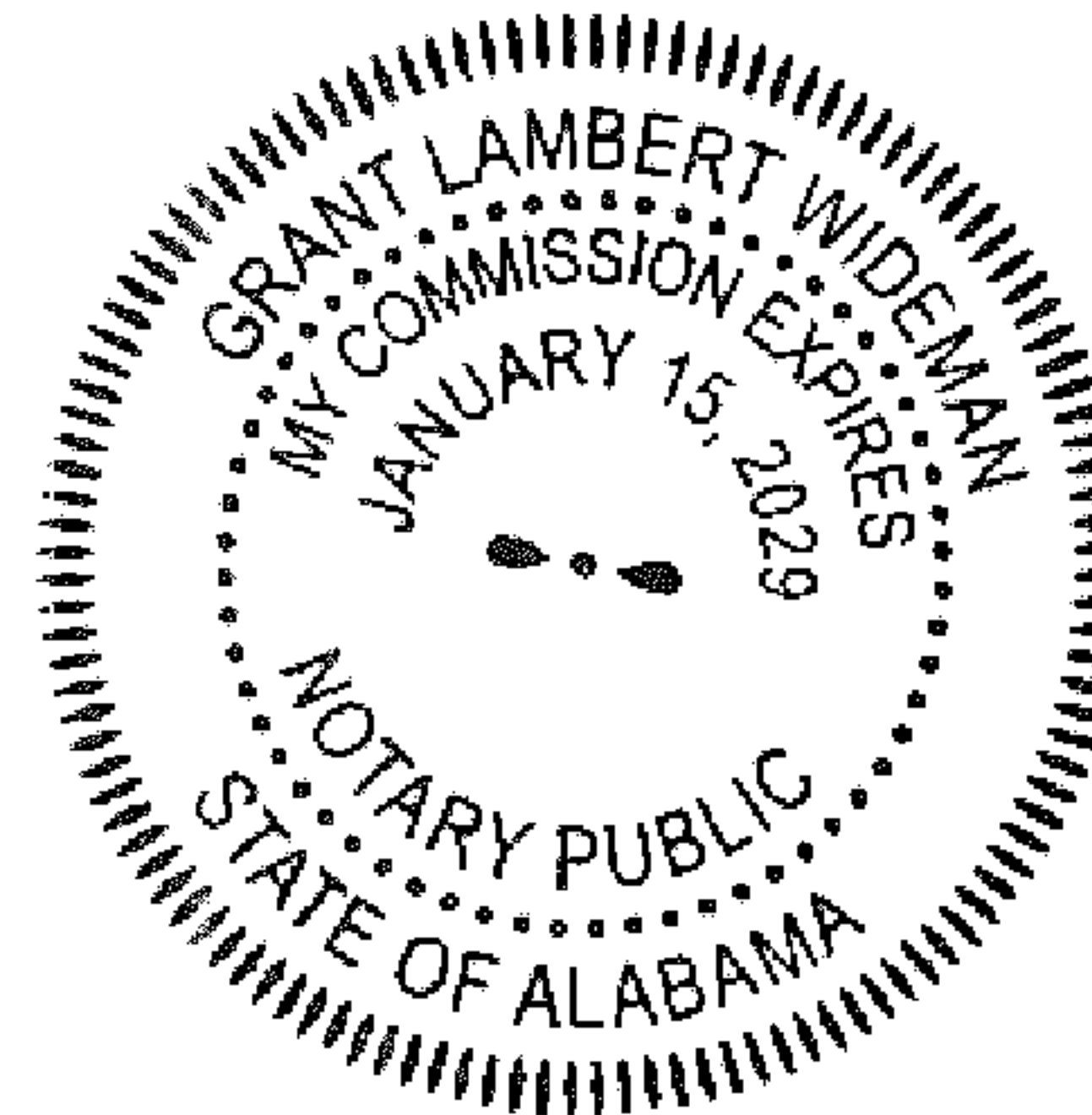


EXHIBIT A

Property 1:

Lot 51, according to Survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, Pages 1 A and B, in the Probate Office of Shelby County, Alabama.



File No.: MDY-25-1830

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2025 02:11:09 PM
\$35.50 BRITTANI
20250314000077800
General Warranty Deed - JTROS (AL)

Allen S. Bayl

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