

Poor Quality

PREPARED WITHOUT THE BENEFIT OF TITLE, SURVEY, OR LEGAL DESCRIPTION

THIS DOCUMENT PREPARED BY:
Michael D. Brymer
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235

SEND TAX NOTICES TO:
Erin Swenson and Luke Swenson
5377 Harvest Ridge Lane
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED
Joint Tenancy with Right of Survivorship

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged Erin Swenson and Luke Swenson, husband and wife, (herein collectively referred to as GRANTORS) does by these presents grant, bargain, sell and convey unto Erin Swenson, a married woman; Luke Swenson, a married man; Joseph S. Kolaczek, a married man; and Terri B. Kolaczek, a married woman (herein collectively referred to as GRANTEES,) the following described real estate as joint tenants with the right of survivorship, situated in Shelby County, Alabama, to-wit:

Lot 72, 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: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants, and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: The Property is the homestead of the Grantors.

Property address: 5377 Harvest Ridge Lane, Birmingham, AL 35242.

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), upon the death of any one of the said Grantees the entire interest in said property shall vest in the three survivors, as joint tenants with right of survivorship, and that upon the death of either of the said three survivors, the said property shall vest in the two survivors as joint tenants with rights of survivorship and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving Grantees herein named, but if neither Grantee named survives the other or others, such as in the case of death in a common accident, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the GRANTORS have signed and sealed this Deed on this the 2th day of March, 2025.

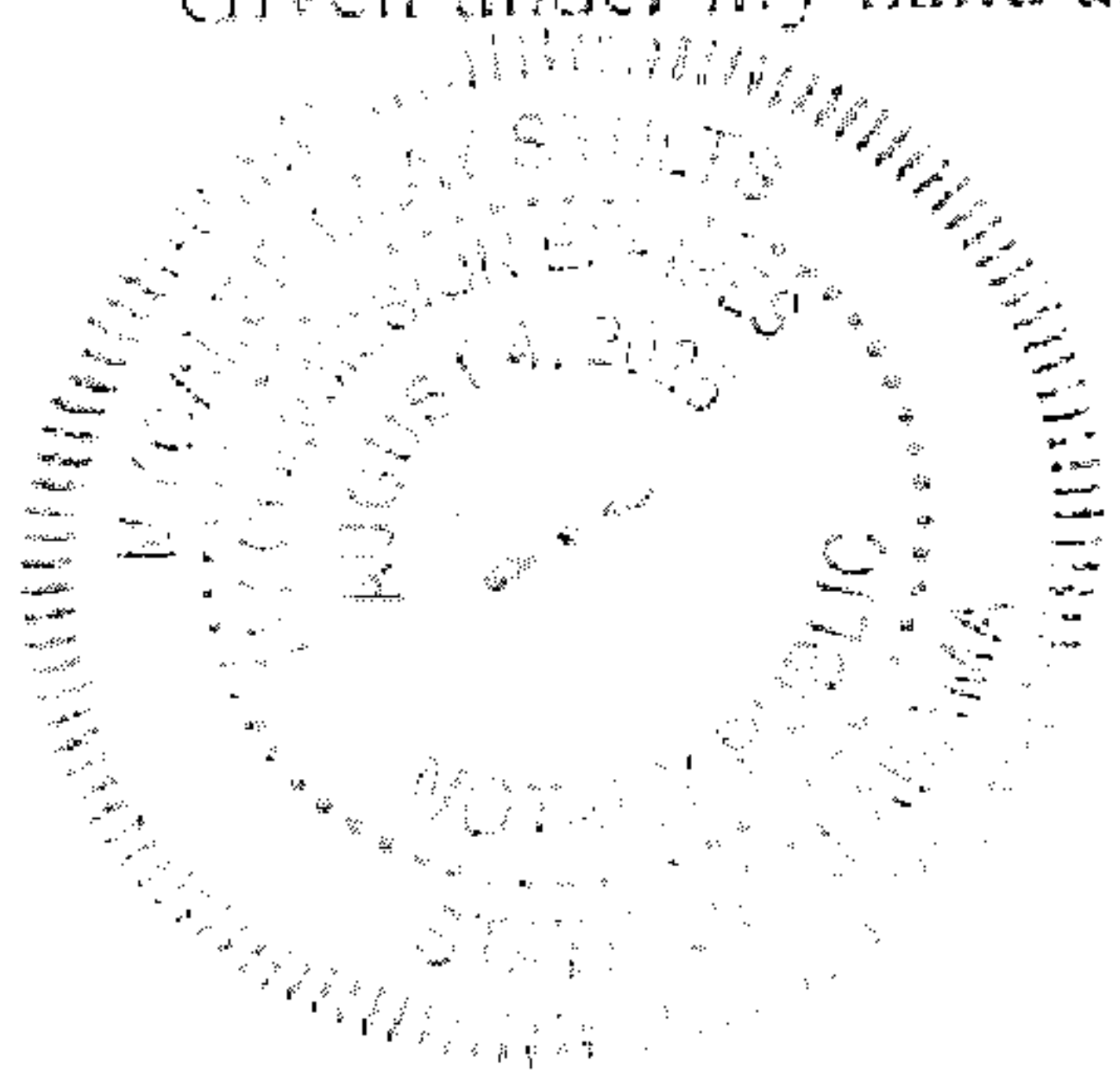
GRANTOR:

Erin Swenson
Erin Swenson
Luke Swenson
Luke Swenson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Erin Swenson and Luke 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 this conveyance they executed the same voluntarily and as their own act.

Given under my hand and seal of office this the 17th day of March, 2025.



[Signature]
Notary Public:
My Commission Expires: 8/4/25



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2025 03:51:24 PM
 \$454.00 JOANN
 20250320000083290

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Erin and Luke Swenson	Grantee's Name	Erin and Luke Swenson
Mailing Address	5377 Harvest Ridge Lane	Mailing Address	Terri & Joseph Kolaczek
	Birmingham, AL 35242		5377 Harvest Ridge Lane
			Birmingham, AL 35242
Property Address	5377 Harvest Ridge Lane	Date of Sale	3/7/25
	Birmingham, AL 35242	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 427,000.00

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)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other
☐ 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 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 _____ Print /s/ Erin Swenson
 _____ Unattested _____ Sign /s Erin Swenson
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1