

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Alexander McSwain and Rebecca McSwain
2697 Griffin Way
Hoover, AL 35244

STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **Eight Hundred Thousand And No/100 Dollars (\$800,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

Jeffrey M. Pomeroy, an unmarried person, and Carrie Pomeroy, an unmarried person
(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Alexander McSwain and Rebecca McSwain
(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 401, according to the Survey of Lake Wilborn, Phase 2C, as amended in Map Book 49, Page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

Subject to a third party mortgage in the amount of \$760,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE 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 of 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR hereto set his/her signature and seal, this the **1st** of **April**, **2025**.



Jeffrey M. Pomeroy



Carrie Pomeroy

STATE OF ALABAMA
COUNTY OF JEFFERSON

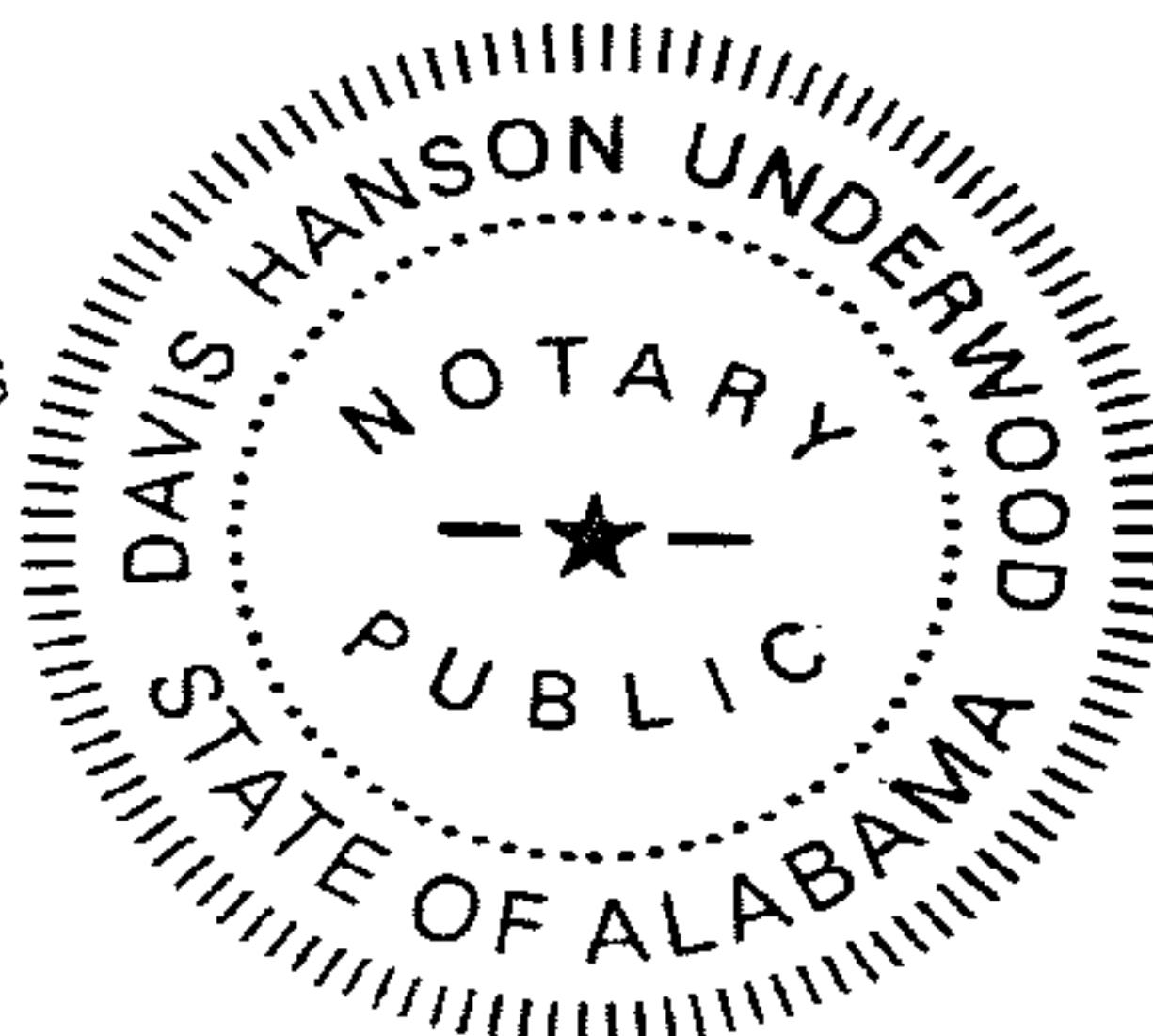
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey M. Pomeroy and Carrie Pomeroy whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance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

 Given under my hand and official seal on this 1st day of April, 2025.

Notary Public

My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name Jeffrey M. Pomeroy and Carrie Pomeroy

Grantee's Name Alexander McSwain and Rebecca McSwain

Mailing Address 486 Preserve Parkway
Hoover, AL 35266Mailing Address 2697 Griffin Way
Hoover, AL 35244Property Address 2697 Griffin Way
Hoover, AL 35244

Date of Sale April 1, 2025

Total Purchase Price \$800,000.00

or

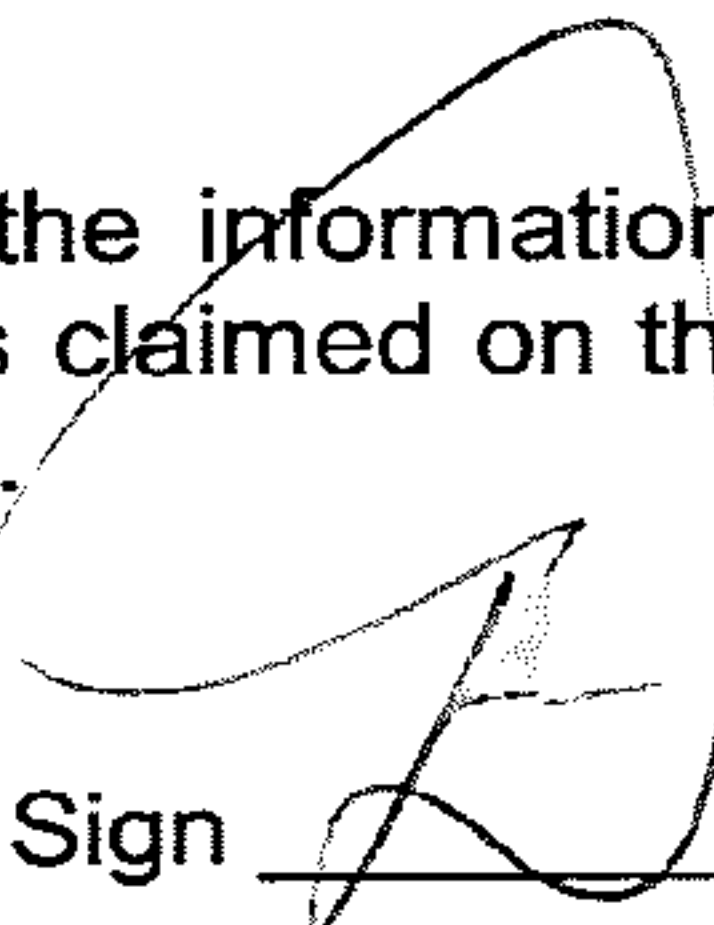
Actual Value \$

or

Assessor's Market Value \$

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 StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: April 1, 2025

Sign  _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 12:35:45 PM
\$68.00 BRITTANI
20250401000096400

Allen S. Bayl