

20250627000195990 1/4 \$315.00  
Shelby Cnty Judge of Probate, AL  
06/27/2025 11:06:49 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH  
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:  
SCOZZARO LAW, LLC  
600 Creekside Court  
P.O. Box 548  
Helena, AL 35080

SEND TAX NOTICE TO:  
James Billiard Swimelar and Shanna Nicola Swimelar,  
Co-Trustees of The Swimelar Family Trust  
1724 Native Dancer Circle  
Helena, AL 35080

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **James Billiard Swimelar**, a married man and as the surviving joint tenant of Instrument Number 19941007000306511 in the Probate Court of Shelby County, Alabama, (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged, said Grantor GRANTS, BARGAINS, TRANSFERS, and CONVEYS to **James Billiard Swimelar and Shanna Nicola Swimelar, Co-Trustees of The Swimelar Family Trust**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 23, according to the Survey of Dearing Downs, Tenth Addition, as recorded in Map Book 14, Page 86 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to: indebtedness, restrictions, easements and rights of way and releases of record in the Probate Office of Shelby County, Alabama and mineral and mining rights, if not owned by grantors.

Address of Property: 1724 Native Dancer Circle, Helena, AL 35080

**TO HAVE AND TO HOLD** unto said Grantee, and its heirs, assigns and beneficiaries, forever.

**AND** said Grantor does for the Grantor and for her heirs, executors, and administrators covenant with said Grantee, its heirs and assigns, that the Grantor is lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantor has good right to convey the same aforesaid; that said Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

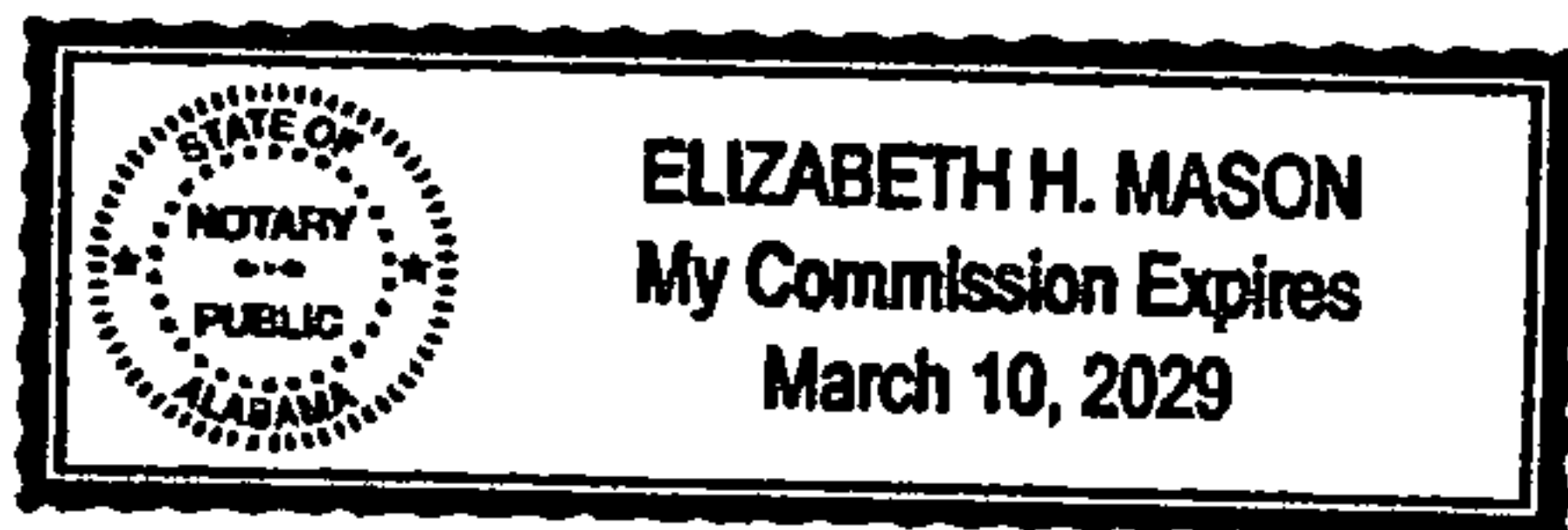
IN WITNESS WHEREOF, I, the undersigned Grantor, have set my hand and seal on  
this the 19 day of March, 2025.

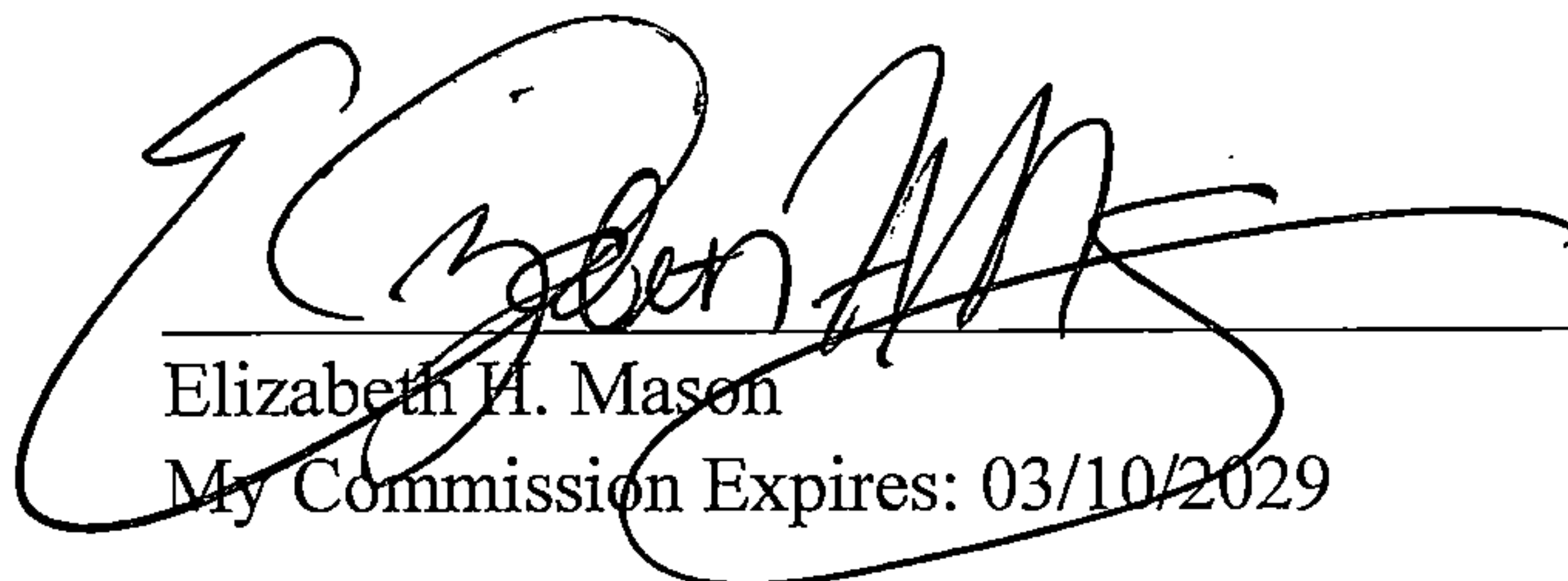
  
JAMES BILLIART SWIMELAR, Grantor

STATE OF ALABAMA     )  
SHELBY COUNTY        )

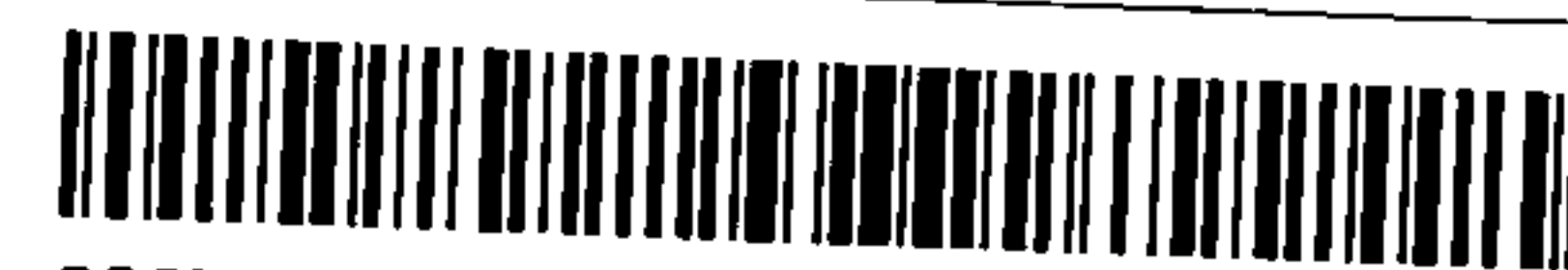
I, Elizabeth H. Mason, a Notary Public in and for said County, in said State, hereby  
certify that, James Billiard Swimelar whose name is signed to the foregoing conveyance and  
who is known to me, acknowledged before me on this day that, being informed of the  
contents of the conveyance, he executes the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March, 2025.



  
Elizabeth H. Mason  
My Commission Expires: 03/10/2029



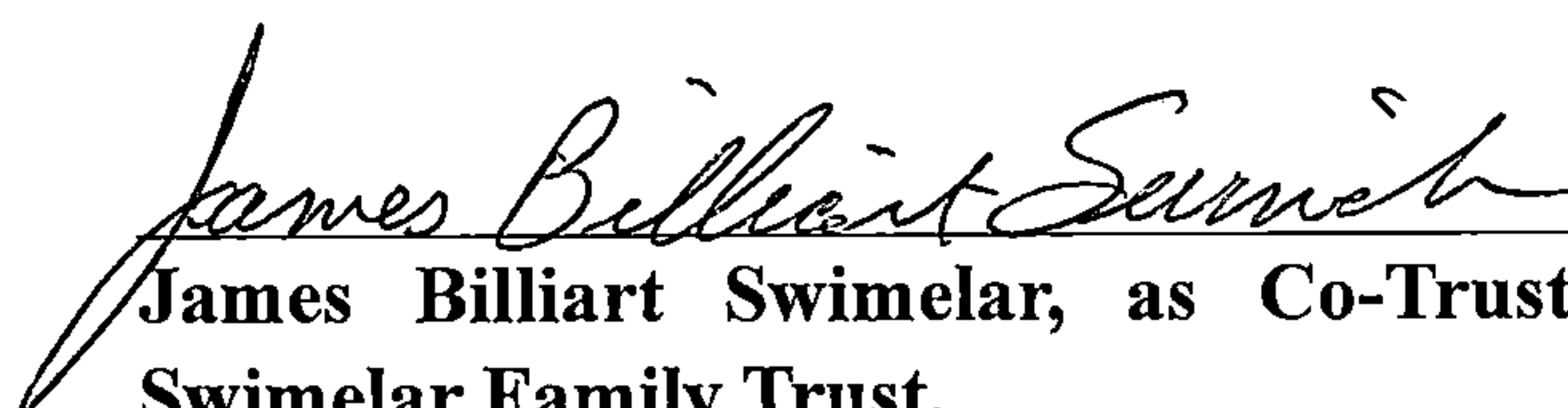



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**ACKNOWLEDGMENT OF CONVEYANCE INTO**  
**THE SWIMELAR FAMILY TRUST**

We, the Grantees of the above-referenced property, as **Co-Trustees of the Swimelar Family Trust**, hereby acknowledge by our signatures and seals below that we are co-trustees of said trust. We further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said trust the real property identified above.

As evidenced by our signatures below, we, the Grantees, accept the interests and provisions of the foregoing deed on behalf of the trust.

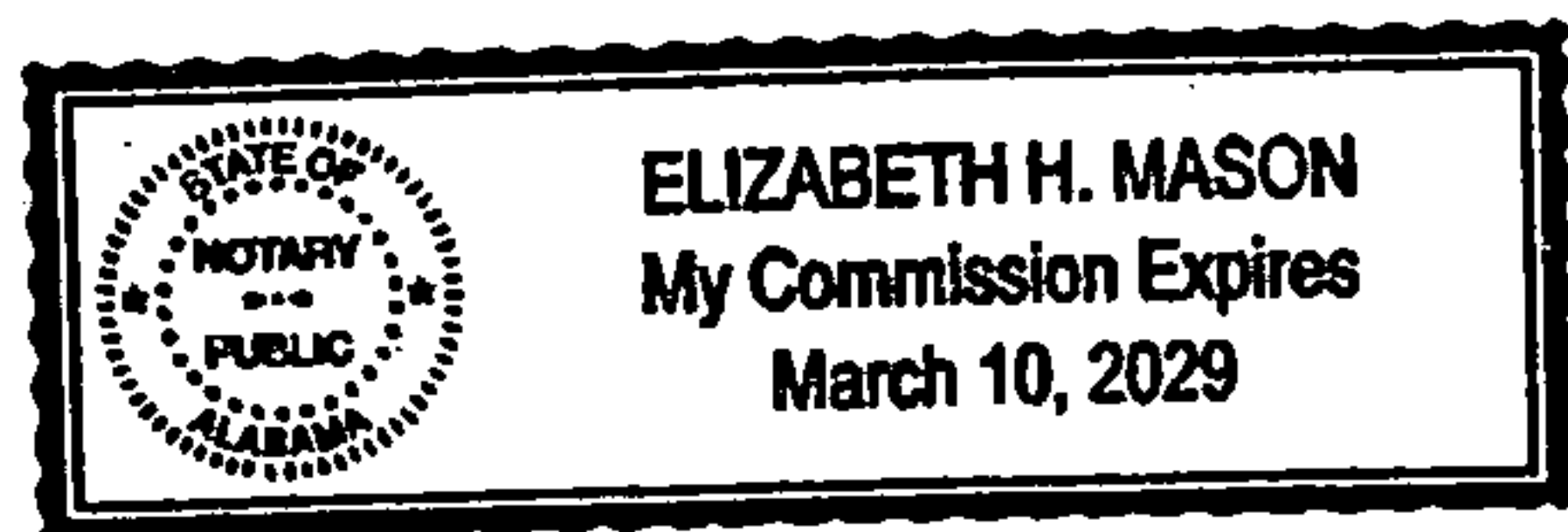
  
James Billiard Swimelar, as Co-Trustee of The  
Swimelar Family Trust.

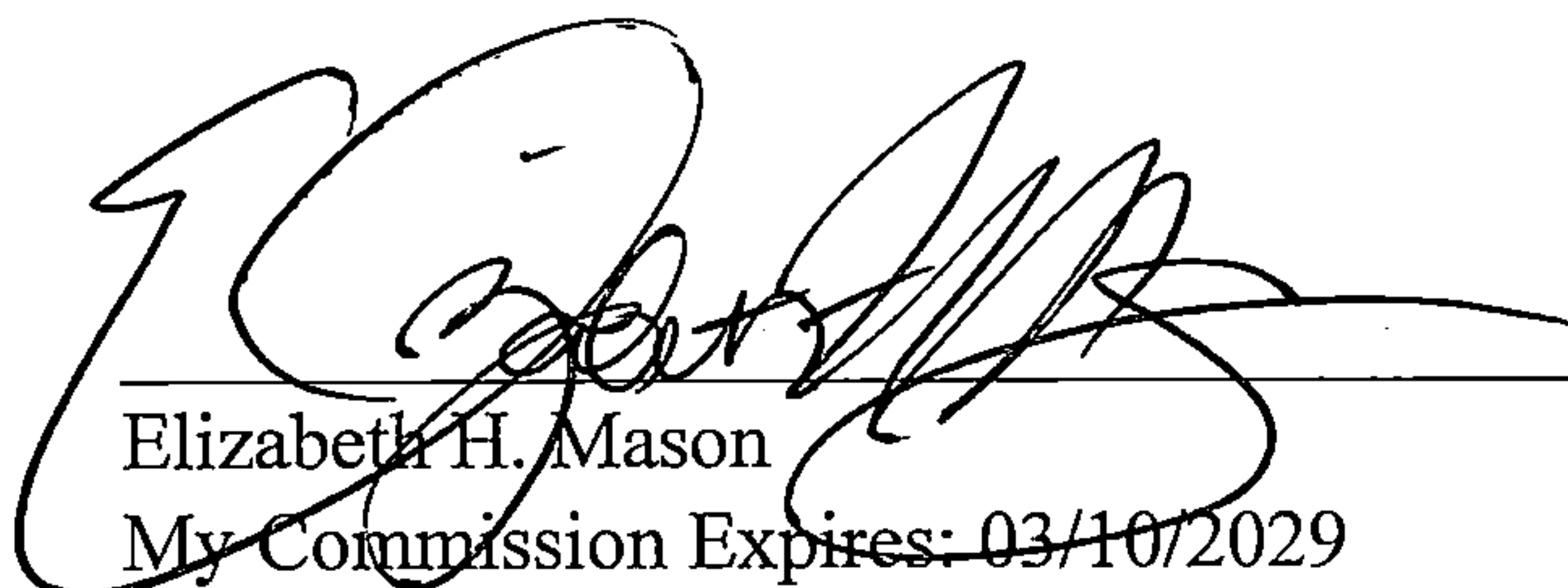
  
Shanna Nicola Swimelar, as Co-Trustee of The  
Swimelar Family Trust.

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, Elizabeth H. Mason, a Notary Public in and for said County, in said State, hereby certify that James Billiard Swimelar and Shanna Nicola Swimelar, as Co-Trustees of The Swimelar Family Trust, whose names are signed to the foregoing acceptance and who are known to me, acknowledged on this day that, being informed of the contents of the same, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March,  
2025.



  
Elizabeth H. Mason  
My Commission Expires: 03/10/2029

# Real Estate Sales Validation Form

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

Grantor's Name James Swimelar  
Mailing Address 1724 Native Dancer Cir  
Helena, AL 35080

Grantee's Name Swimelar Family Trust  
Mailing Address 1724 Native Dancer Cir  
Helena, AL 35080

Property Address 1724 Native Dancer Cir  
Helena, AL 35080

Date of Sale 3/19/25

Total Purchase Price \$


or

Actual Value

\$

or

Assessor's Market Value \$ 282,540<sup>00</sup>

  
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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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Tax Assessor

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).

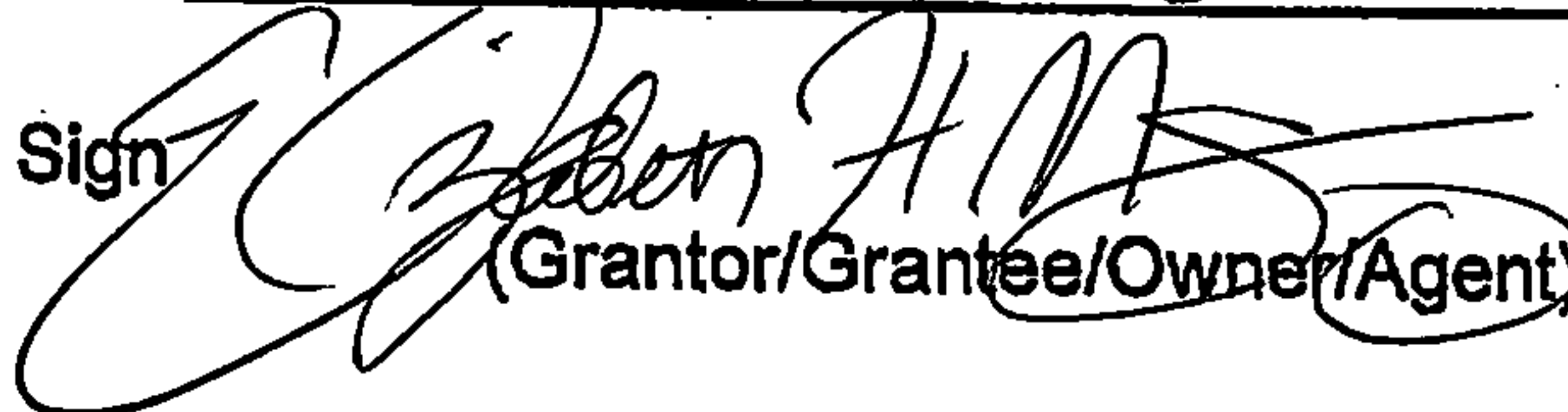
Date 6/18/25

Print Elizabeth H. Mason

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1