



THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
600 Creekside Court
Helena, AL 35080

Send Tax Notice To:
Kathryn B. Swafford
300 Sterling Manor Circle
Alabaster, AL 35007

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and to create a Life Estate reservation, and for other good and valuable consideration provided to **KATHRYN B. SWAFFORD**, an unmarried woman, (hereinafter called "Grantor"), **said Grantor** hereby **GRANTS, BARGAINS, and CONVEYS** to **ROBYN BRITTANY MURPHY**, a married woman, **VIRGINIA BRADLEY MINOR**, a married woman, and **NATHAN CHRISTOPHER SWAFFORD**, a single man, (hereinafter called "Grantee(s)"), an undivided interest, in equal shares, in the following described real estate situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A)**, to wit:

**LOT 11, ACCORDING TO THE SURVEY OF FINAL PLAT OF STERLING GATE
SECTOR 2, PHASE 2 AS RECORDED IN MAP BOOK 36, PAGE 86, SHELBY
COUNTY, ALABAMA RECORDS**

(A) **EXCEPT THAT** said GRANTOR expressly reserves unto herself a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property until the grantor's death, and it is the GRANTOR'S expressed intention to convey to the GRANTEE only the remainder interest in said property upon the death of the grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Property Address: 300 Sterling Manor Circle, Alabaster, AL 35007.

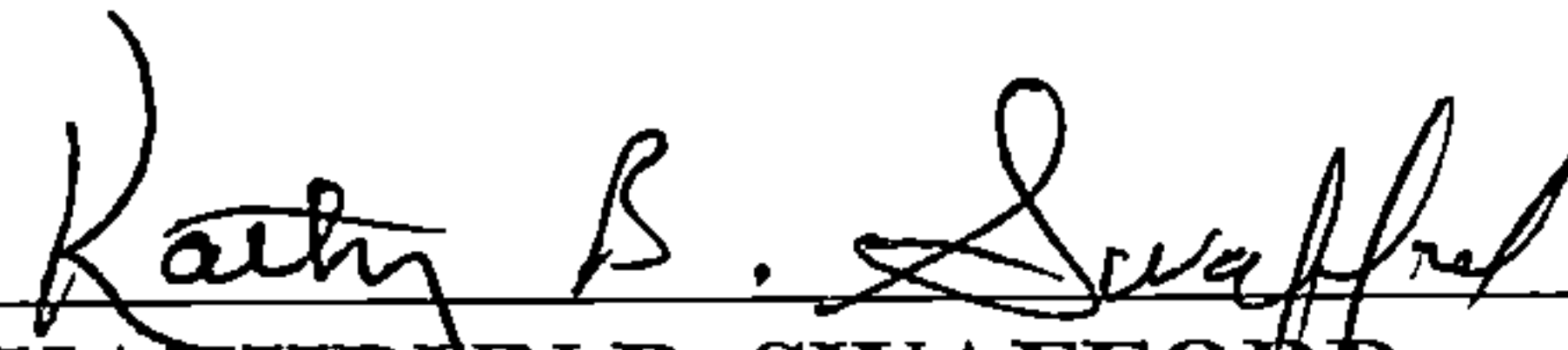
TO HAVE AND TO HOLD unto said GRANTEE(S) in fee simple absolute, her heirs and assigns, forever, subject to the life estate reservation of the GRANTOR; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantee or her heirs and assigns forever upon the death of the grantor.

Shelby County, AL 08/20/2025
State of Alabama
Deed Tax:\$444.50



20250820000255980 2/3 \$474.50
Shelby Cnty Judge of Probate, AL
08/20/2025 11:09:36 AM FILED/CERT

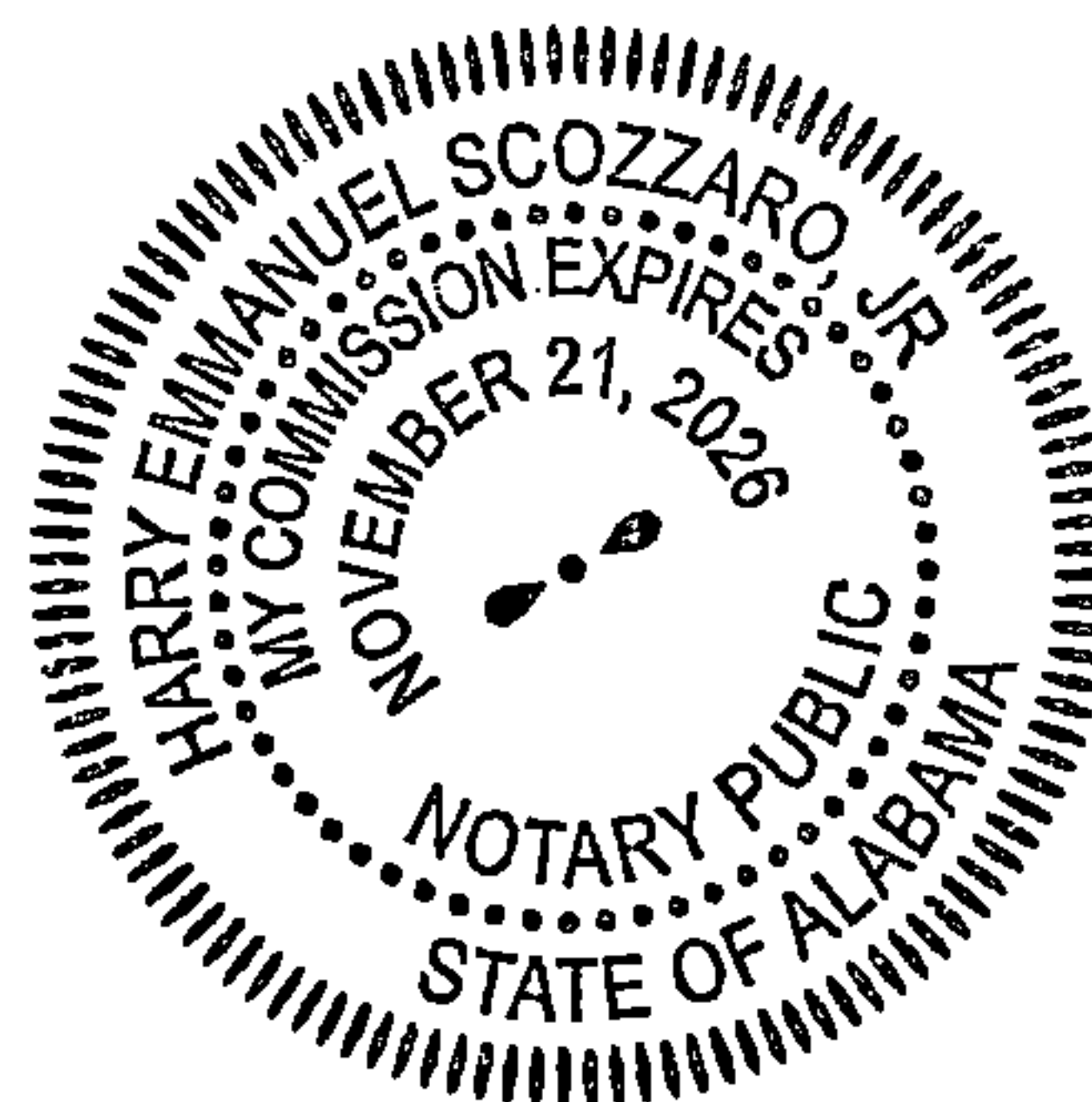
And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE its heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that she has good right to convey the same as aforesaid, and she will and her successors and assigns warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


KATHRYN B. SWAFFORD
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, KATHRYN B. SWAFFORD, 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 this conveyance, she has executed the same voluntarily on this the 12 day of August, 2025.


NOTARY PUBLIC
My Commission Expires: 11/21/26



Real Estate Sales Validation Form

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

Grantor's Name Kathryn Swafford
Mailing Address 300 Sterling Manor Cir
Mobile, AL 36607

Grantee's Name Rodney Murphy, Virginia
Mailing Address Minor & Nathan Swafford
300 Sterling Manor
Mobile, AL 36607

Property Address 300 Sterling Manor Cir.
Mobile, AL 36607

Date of Sale 8/12/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 444,200

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 the 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 H. Emmanuel Surran, Jr.

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one