

**This instrument was prepared by:**  
Matthew Kidd  
Kidd and Company, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Johnny M. Vincent III &  
Cathleen Vincent  
633 North Lake Circle  
Birmingham, AL 35242

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (415,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Lawrence C. Swetonic, Louise A. Swetonic and Mark L. Swetonic, as Trustees of the Swetonic Living Trust dated August 26, 2022**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Johnny M. Vincent III and Cathleen Vincent**

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**Lot 54, according to the Survey of Final Plat of North Lake at Greystone, Phase 4, as recorded in Map Book 24, Page 119, in the Probate Office of Shelby County, Alabama.**

**\$0.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**SUBJECT TO ALL MATTERS OF RECORD**

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) in the event 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.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 14th day of January, 2026.

**Swetonic Living Trust dated August 26, 2022**

*Lawrence C. Swetonic, Trustee*  
**Lawrence C. Swetonic, Trustee**

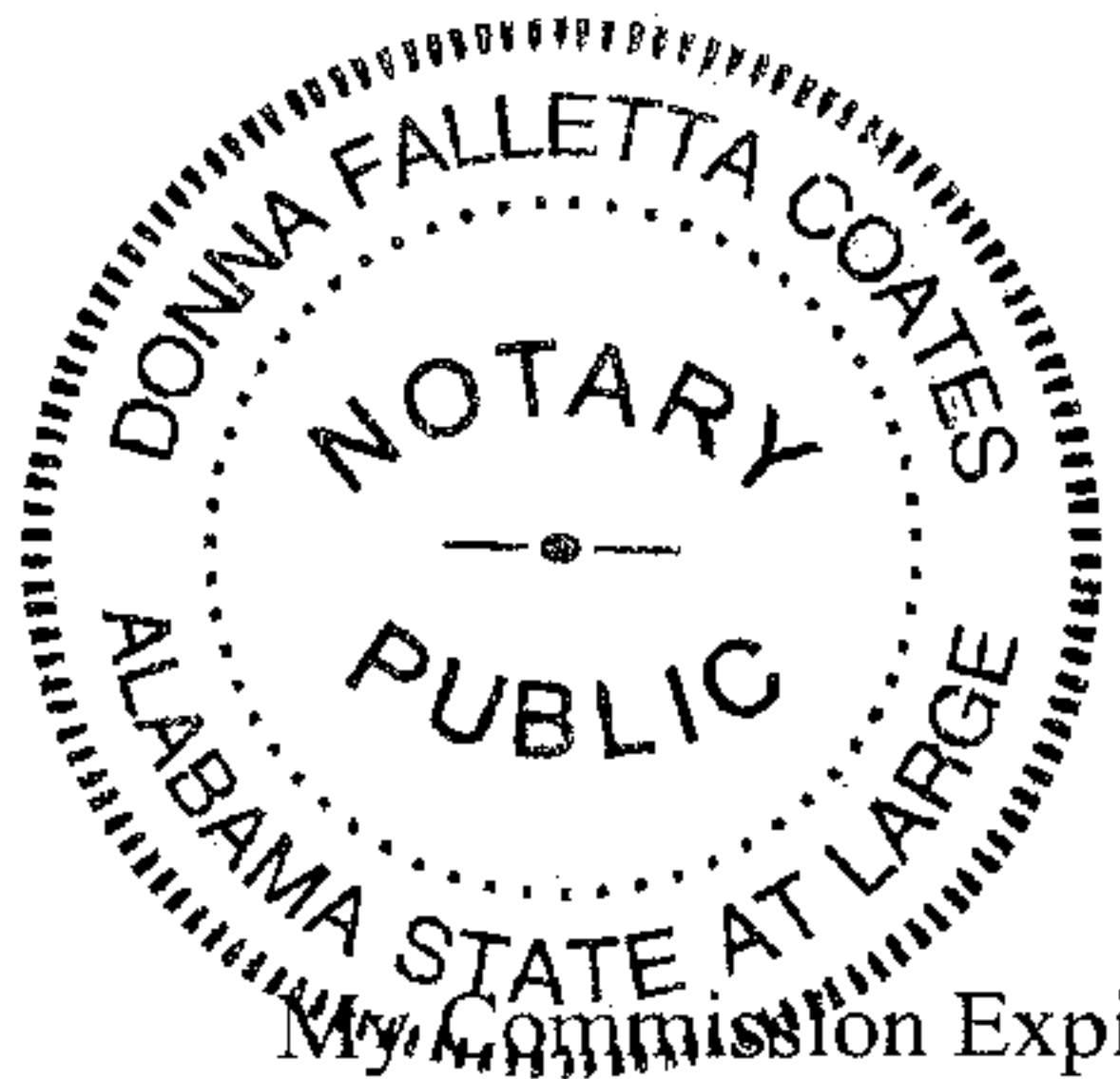
*Louise A. Swetonic, Trustee*  
**Louise A. Swetonic, Trustee**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lawrence C. Swetonic and Louise A. Swetonic, Trustees of Swetonic Living Trust dated August 26, 2022**, 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, they, as such Trustees and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 14th day of January, 2026.




*Donna Falletta Coates*  
Notary Public

My Commission Expires:

9/3/2029

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 13 day of January, 2026.

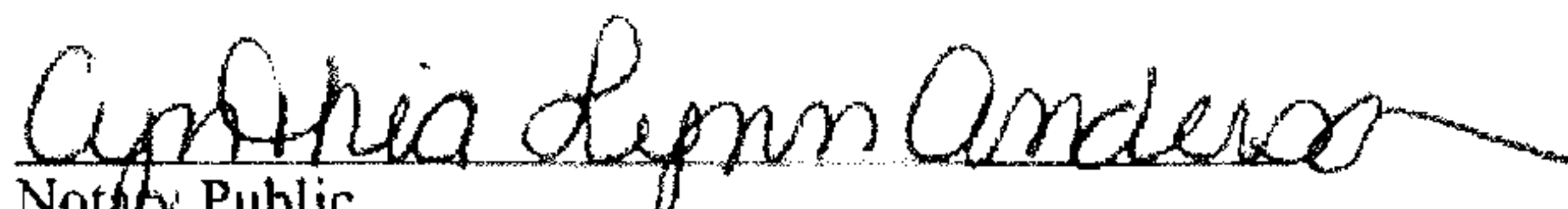
Swetonic Living Trust dated August 26, 2022

  
Mark L. Swetonic, Trustee

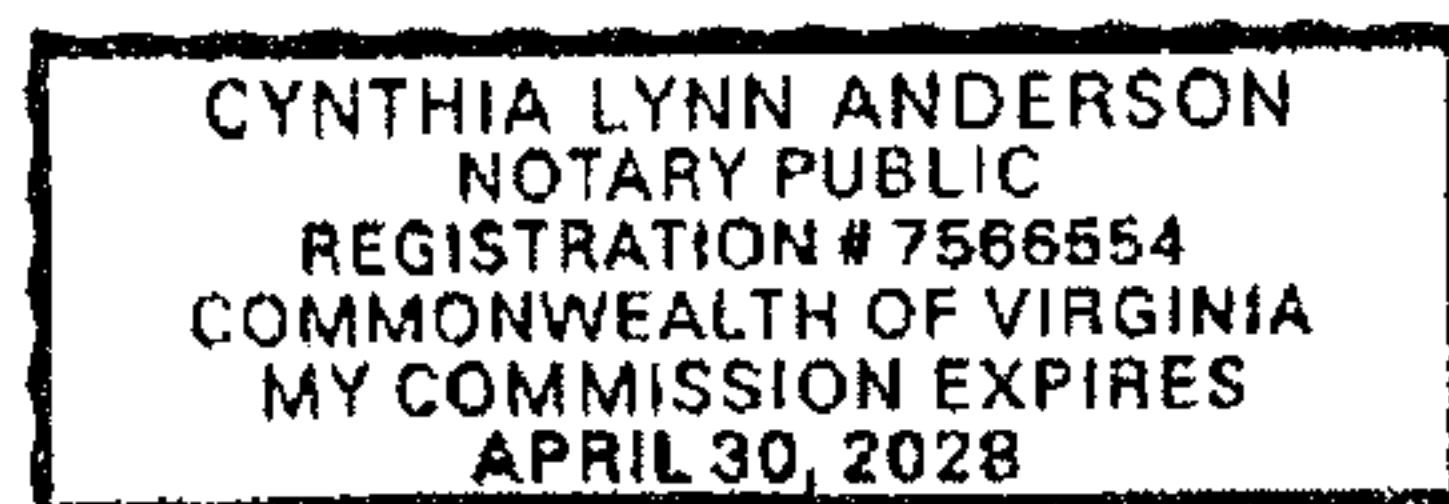
STATE OF Virginia  
COUNTY OF Fauquier

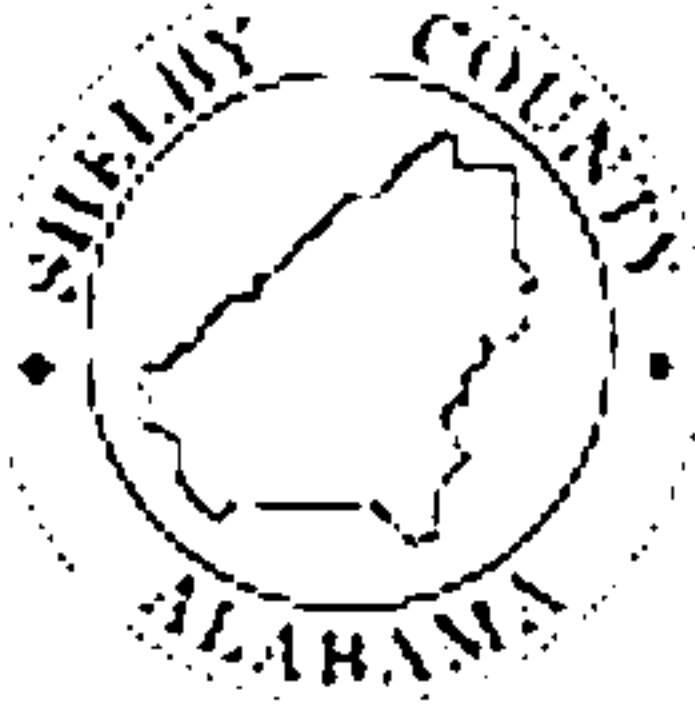
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark L. Swetonic, Trustee of Swetonic Living Trust dated August 26, 2022**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 13 day of January, 2026.

  
Notary Public

My Commission Expires: 4/30/2028





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/21/2026 03:08:41 PM  
\$448.00 BRITTANI  
20260121000018880

*Allie S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name Lawrence C. Swetonic, Louise A. Swetonic,  
and Mark L. Swetonic, Trustees of Swetonic Living Trust dated  
August 26, 2022  
Mailing Address 200 One Nineteen Blvd, Apt 3126  
Hoover, AL 35242  
Property Address 633 North Lake Circle  
Birmingham, AL 35242

Grantee's Name Johnny M. Vincent, III and Cathleen  
Vincent  
Mailing Address 633 North Lake Circle  
Birmingham, AL 35242  
Date of Sale January 14, 2026  
Total Purchase Price \$\$415,000.00  
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  
 Sales Contract

Appraisal  
 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 January 14, 2026

Print \_\_\_\_\_

*Matthew K... [Signature]*

Unattested

Sign \_\_\_\_\_

*[Signature]*