

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Larry & Donna Knott
633 Washboard Road
Columbiana, AL 35051

20161213000455320

12/13/2016 02:18:49 PM

DEEDS 1/4

State of Alabama
County of Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, J Wright Building Company, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Larry Knott and Donna Knott, married husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 20-4-18-3-001-002.004

Property Address: 633 Washboard Road, Columbiana, AL 35051

Subject to:

- (1) Taxes or assessments for the year 2016 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$0 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to 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 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 Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance

with the Articles of Incorporation and Bylaws of J Wright Building Company, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of December, 2016.


J Wright Building Company, Inc.

By: Jeremy Wright
Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeremy Wright, who serves as the President and is acting on behalf of J Wright Building Company, Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2016.

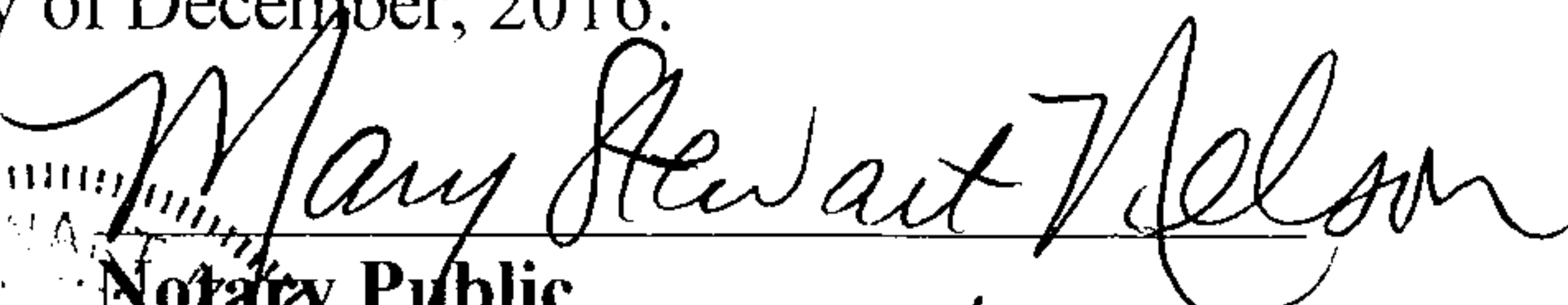
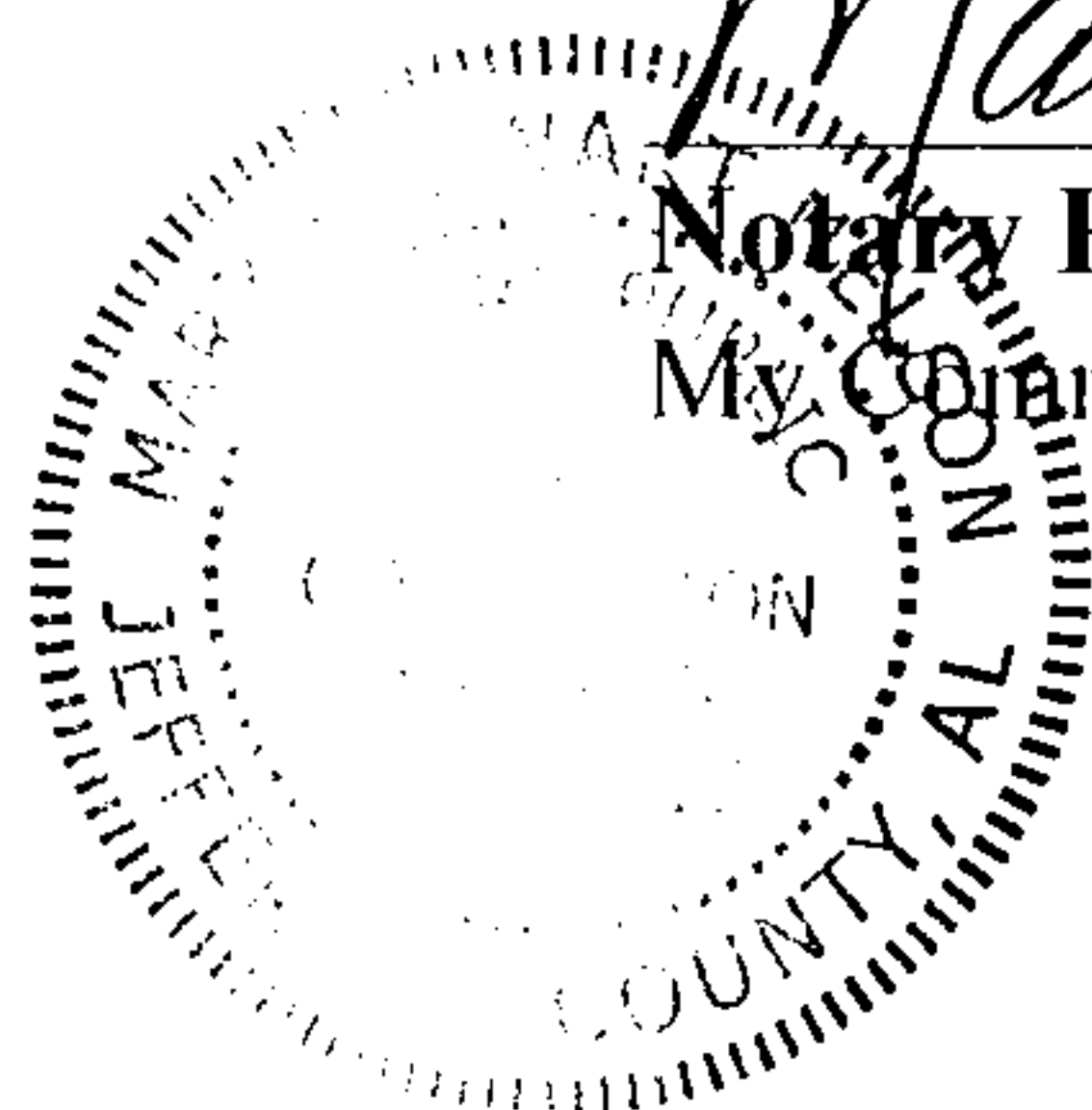

Notary Public
My Commission Expires: 4/30/17


EXHIBIT A

Lot 1, according to the Survey of Mountain Aire Subdivision, as recorded in Map Book 44, Page 21, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 21, South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 17 minutes 01 seconds East, a distance of 1077.95 feet; thence South 75 degrees 51 minutes 01 seconds West, a distance of 458.49 feet; thence South 05 degrees 28 minutes 07 seconds West, a distance of 961.51 feet; thence South 88 degrees 34 minutes 47 seconds East, a distance of 236.40 feet; thence North 45 degrees 10 minutes 23 seconds West, a distance of 87.01 feet; thence North 88 degrees 30 minutes 28 seconds West, a distance of 147.38 feet; thence North 24 degrees 42 minutes 05 seconds East, a distance of 227.10 feet; thence South 89 degrees 51 minutes 10 seconds East, a distance of 194.67 feet; thence South 21 degrees 22 minutes 36 seconds West, a distance of 209.24 feet; thence South 45 degrees 02 minutes 46 seconds East, a distance of 50.74 feet; thence South 44 degrees 54 minutes 17 seconds West, a distance of 56.95 feet; thence South 88 degrees 30 minutes 54 seconds East, a distance of 82.72 feet; thence South 89 degrees 48 minutes 13 seconds East, a distance of 211.86 feet to the point of beginning.

Also and including a 60 foot ingress/egress and utility easement, lying 30 feet either side of and parallel to the following described centerline:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 17 minutes 01 seconds East, a distance of 30.00 feet to the point of beginning of said centerline; thence North 89 degrees 48 minutes 13 seconds West, a distance of 224.53 feet; thence South 44 degrees 54 minutes 17 seconds West, a distance of 40.90 feet to a point on an existing 60 foot easement, as recorded in Deed Book 304, page 300, in the Office of the Judge of Probate of Shelby County, Alabama and the point of ending of said centerline.

Also an easement set out in instrument 20140217000042640 a perpetual, non exclusive easement running with the land, for ingress, egress and utilities, as to private paved road known, and presently located, as Washboard Road described in Deed Book 304, Page 300.

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Real Estate Sales Validation Form

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

Grantor's Name J. Wright Building Company, Inc. Grantee's Name Larry & Donna Knott
Mailing Address 850 Corporate Pkwy Mailing Address 633 Washboard Rd.
Ste. 104 Columbiana AL 35051
Birmingham AL 35242
Property Address 633 Washboard Rd. Date of Sale 12-12-16
Columbiana AL 35051 Total Purchase Price \$ 413,839.00
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
☒ Closing Statement

☐ Appraisal
☐ Other

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 12-12-16

Print

Sign

Mary Stewart Nelson

Mary Stewart Nelson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/13/2016 02:18:49 PM
\$438.00 CHERRY
20161213000455320

(verified by)

J. Wright