

Send tax notice to:
DAVID L. KNIGHT
1303 EAGLE PARK ROAD
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017403

WARRANTY DEED

**20170802000278060
08/02/2017 12:08:15 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Four Thousand and 00/100 Dollars (\$354,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GORDON K RICHARDSON and SANDRA M RICHARDSON, HUSBAND AND WIFE **whose mailing address** is: PO Box 381674, Birmingham AL 35238 (hereinafter referred to as "Grantors") by DAVID L. KNIGHT and LINDSAY P KNIGHT **whose property address** is: 1303 EAGLE PARK ROAD, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 57, according to the Survey of Eagle Point, 12th Sector, Phase III, as recorded in Map Book 24, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1998-49270 and Inst. No. 2007-56846

\$294,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of July, 2017.

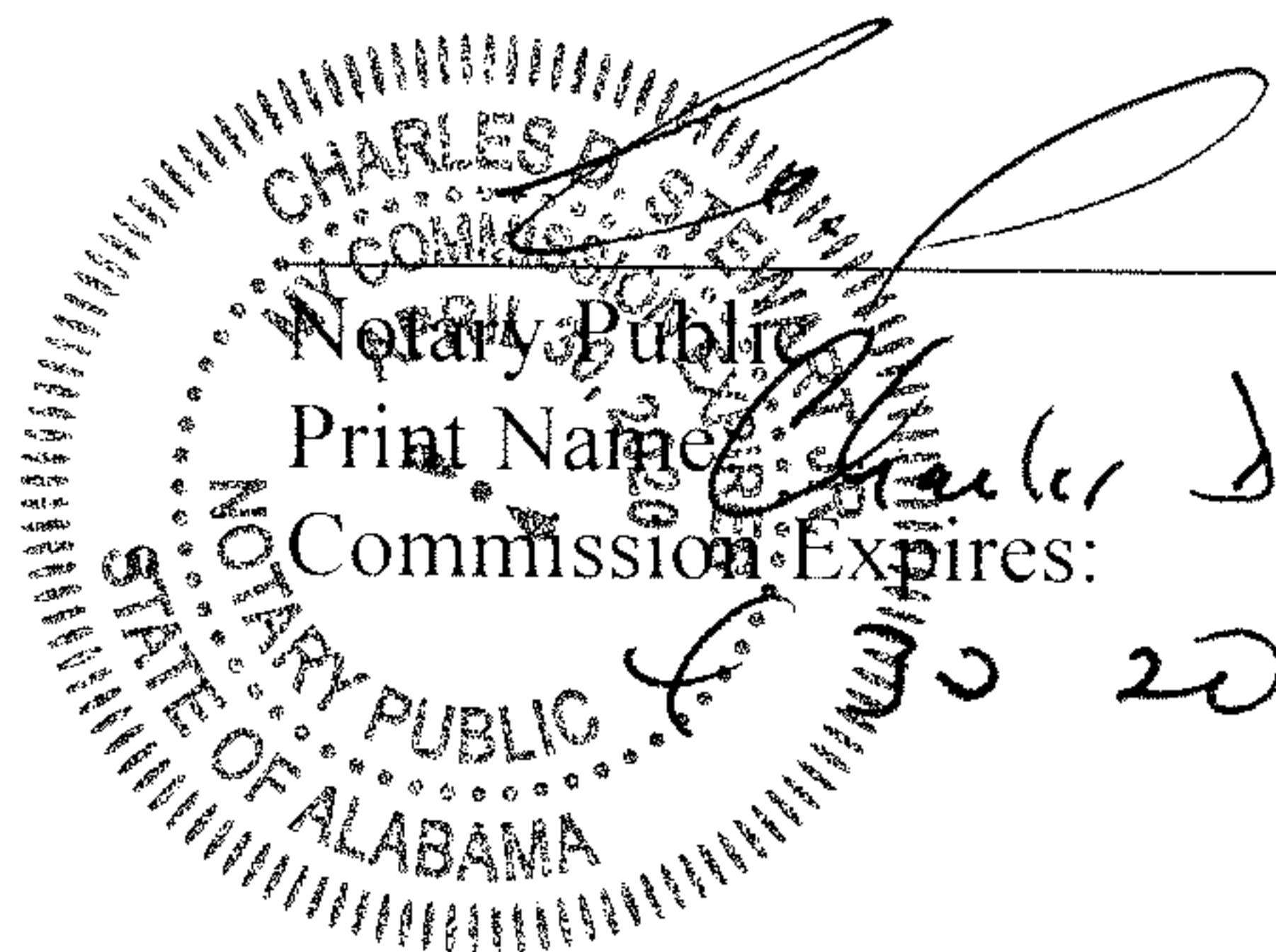

GORDON K RICHARDSON

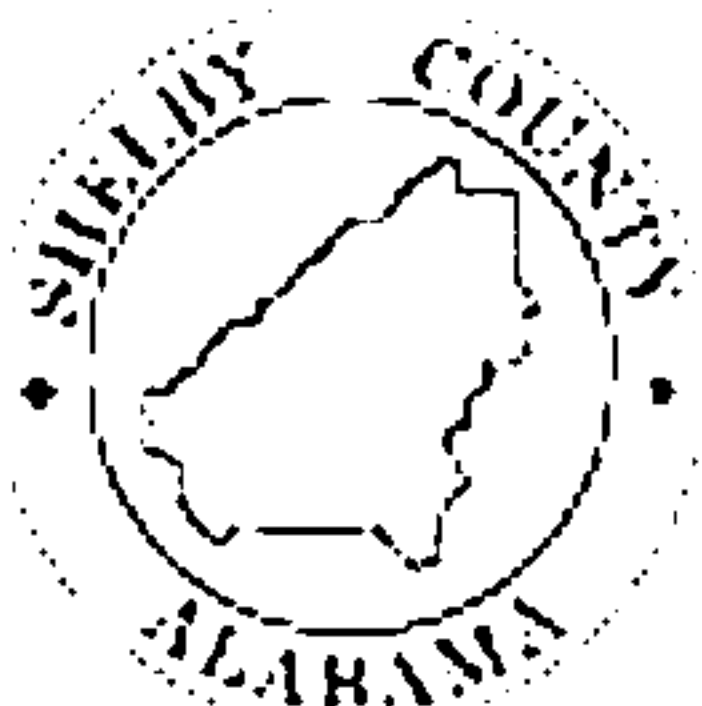

SANDRA M RICHARDSON

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 31st day of July, 2017.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 7-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2017 12:08:15 PM
\$78.00 CHERRY
20170802000278060

