

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:  
Jack T. Carney  
Carney Dye, LLC  
P.O. Box 43647  
Birmingham, Alabama 35243  
(205) 802-0696

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Send tax notice to:  
Dabney Nichole Knight  
430 Julie Ann Way  
Woodstock, Georgia 30188

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

- Above This Line Reserved for Official Use -

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carl Dwayne Cook**, as Personal Representative of the Estate of Ronald I. Knight, Deceased, Shelby County Probate Court Case No. PR-2017-000524, hereinafter referred to as "Grantor," does hereby grant, convey and warrant unto, **Dabney Nichole Knight**, hereinafter referred to as "Grantee," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 44, according to the Survey of Meadow Brook, Fifth Sector, as recorded in Map Book 8, page 109, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's respective heirs and assigns forever, with all appurtenances thereunto belonging.

This deed is made to satisfy a specific devise in the Last Will and Testament of the decedent.

Taxes payable October 1, 2018 shall be paid by Grantee.



20180119000020050 1/3 \$22.00  
Shelby Cnty Judge of Probate AL  
01/19/2018 03:03:44 PM FILED/CERT

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 20th day of Dec., 2017.

Carl Dwayne Cook (SEAL)  
Carl Dwayne Cook as Personal Representative of  
the Estate of Ronald I. Knight, Deceased

STATE OF GEORGIA )  
COUNTY OF WINNETT ) ACKNOWLEDGMENT

I, GORDHAN M DHANANI, a Notary Public, within and for the State of GEORGIA ~~Alabama~~ and County of WINNETT, hereby certify that Carl Dwayne Cook, 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 voluntarily executed the same in his fiduciary capacity as Personal Representative of the Estate of Ronald I. Knight on the day the same bears date. Given under my hand this 20th day of Dec., 2017.

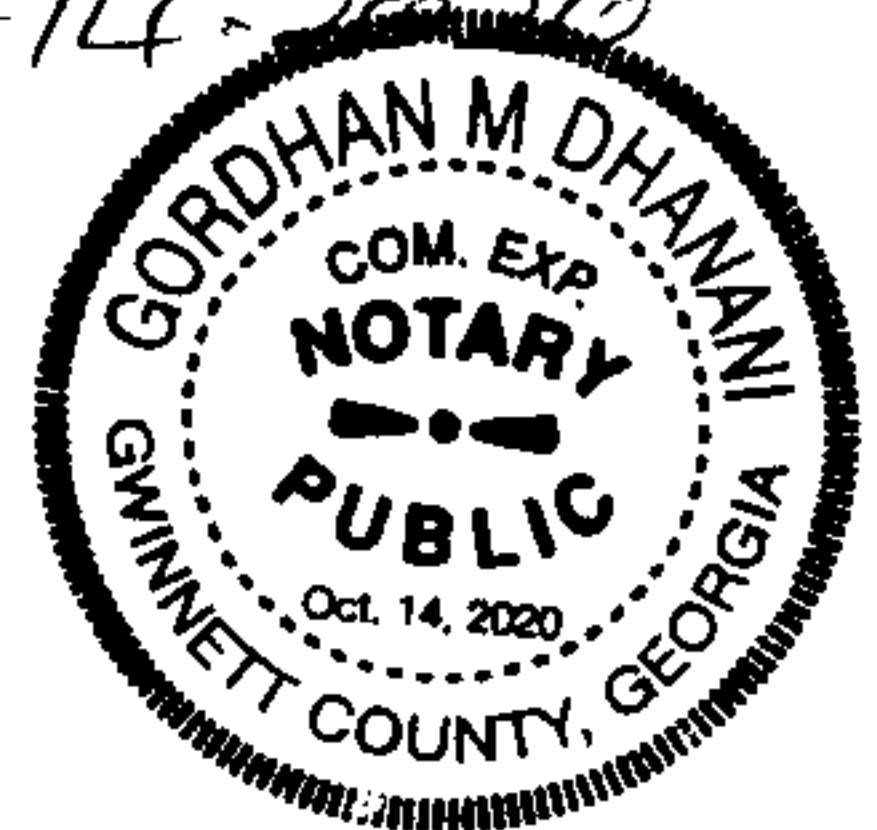
Gordhan M Dhanani  
Signature of Notary Public

GORDHAN M DHANANI  
Name of Notary Public

My Commission expires: 10-14-2020

Grantee's Address:

Dabney Nichole Knight  
430 Julie Ann Way  
Woodstock, Georgia 30188



20180119000020050 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/19/2018 03:03:44 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Carl Dwayne Cook, PR of  
Mailing Address Estate of Ronald I. Knight  
600 Golden Meadows Ln.  
Summeer, GA 30024

Grantee's Name Dabney Nichole Knight  
Mailing Address 430 Julie Ann Way  
Woodstock, GA 30188

Property Address 5058 Stratford Rd  
Birmingham, AL 35242

Date of Sale 12/20/2017  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 284,800

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 ☐ Appraisal  
☐ Sales Contract ☒ Other tax assessed value  
☐ 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 \_\_\_\_\_

Print JALIE T. CARNOLY

Unattested

(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1