

WARRANTY DEED

Send tax notice to:
Ladie Purnell Knight
1168 Barkley Lane
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in accordance with the Last Will and Testament of Ronnie Carl Knight, and in consideration of ten dollars (\$10.00), which has been duly filed and probated (58-PR-2018-305), the undersigned grantor, Ladie Purnell Knight, acting as the duly appointed personal representative, conveys the real property described below to grantee herein, the receipt of which is acknowledged, that **Ladie P. Knight** (herein referred to as grantor), **executing the wishes of the decedent Ronnie Carl Knight**, who is sole devisee under the will of Ronnie Carl Knight, grant, bargain, sell and convey unto **Ladie Purnell Knight** (herein also referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

ADDRESS: 1168 BARKLEY LANE BIRMINGHAM, AL 35222
DESCRIPTION: LOT 28. BARKLEY SQUARE. RECORDED IN MAP VOLUME 27 PAGE 32 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY.

Subject to Ad Valorem taxes, which are not yet due and payable.

Subject to mineral and mining rights if not owned by Grantor.

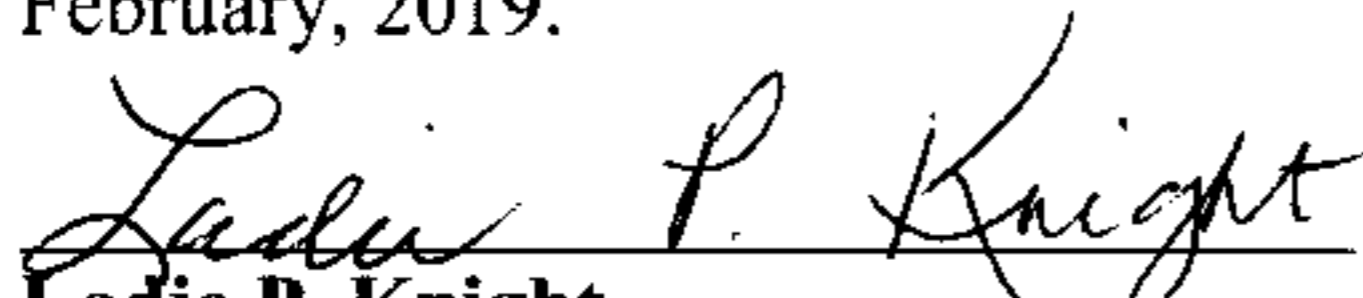
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.


THIS IS THE HOMEPLACE OF THE GRANTOR.

TO HAVE AND TO HOLD, to the said GRANTEE, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 27 day of February, 2019.


Ladie P. Knight


20190227000061860 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/27/2019 01:15:03 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ladie P. Knight, whose names are signed to the foregoing conveyance and who are known to me; acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears dates.

Given under my hand and official seal, this 27 day of February, 2019.

Donna King
NOTARY PUBLIC



20190227000061860 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/27/2019 01:15:03 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
Mailing Address

Ronnie Knight & Ladie P. Knight
1168 Barkley Lane
Birmingham, AL 35242

Grantee's Name
Mailing Address

Ladie P. Knight
Same

Property Address

Same

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

\$418,400

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 2/27/2019

Print Ladie P. Knight

Sign Ladie P. Knight

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190227000061860 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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