

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

GRANTEE'S ADDRESS:
James M. Knight
Melissa Ann Knight
6210 Rock Mountain Lake Rd
McCalla, Al 35111

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Evan K. Major, Jr., and wife, Linda D. Major

herein referred to as grantors) do grant, bargain, sell and convey unto James M. Knight and Melissa Ann Knight

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lot 7, according to the survey of Paradise Point, Sector Two, as recorded in Map Book 11, Page 47, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

\$30,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Inst # 1995-26643

09/22/1995-26643
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 22nd day of September, 19 95.

WITNESS:

_____ (Seal)

Evan K. Major, Jr. (Seal)
Linda D. Major (Seal)
Linda D. Major (Seal)

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Evan K. Major, Jr., and wife, Linda D. Major whose name s 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 date.

Given under my hand and official seal this 22nd day of September A. D., 1995.

William R. Justice
Notary Public.

Form 81-A

NOTARY PUBLIC

DNBC/ Maria Plaza

Inst # 1995-26643