



20050729000380510 1/2 \$138.00
Shelby Cnty Judge of Probate, AL
07/29/2005 08:52:34AM FILED/CERT

FRS File No.: 447762

Customer File No.: KNAPP

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty Three Thousand Nine Hundred and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, John William Knapp and Adrienne H. Knapp, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto National Residential Nominee Services Inc. of 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344

(herein referred to as GRANTEE), theiheirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 15, according to the map or survey of Monte Tierra, 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 15 Eddings Lane, Alabaster, AL 35007, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all

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encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 22nd day of June, 2005.

John William Knapp (Seal)
John William Knapp

Adrienne H. Knapp (Seal)
Adrienne H. Knapp

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John William Knapp married to Adrienne H. Knapp (fill in marital status) 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22 day of June, 2005.

Donna Mills Spicer
Notary Public
Alabama-State At Large
My Commission Expires 8-3-2008

Donna Mills Spicer (Seal)
Notary Public Donna Mills Spicer

August 3, 2008
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Adrienne H. Knapp married to John William Knapp (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22 day of June, 2005.

Donna Mills Spicer
Notary Public
Alabama-State At Large
My Commission Expires 8-3-2008

Donna Mills Spicer (Seal)
Notary Public Donna Mills Spicer

August 3, 2008
My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344


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Shelby County, AL 07/29/2005
State of Alabama

Deed Tax: \$124.00