

This instrument is prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Matthew A. Tomberlin and Susan B.  
Tomberlin  
340 Kings Crest Lane  
Pelham, AL 35124



20121009000387350 1/2 \$113.00  
Shelby Cnty Judge of Probate, AL  
10/09/2012 01:54:00 PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Eighty-Eight Thousand And No/100 Dollars (\$488,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Richard Dale Knight and wife, Janice P. Knight (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew A. Tomberlin and Susan B. Tomberlin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 32, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, Page 1 A&B, in the Probate Office of Shelby County, Alabama.

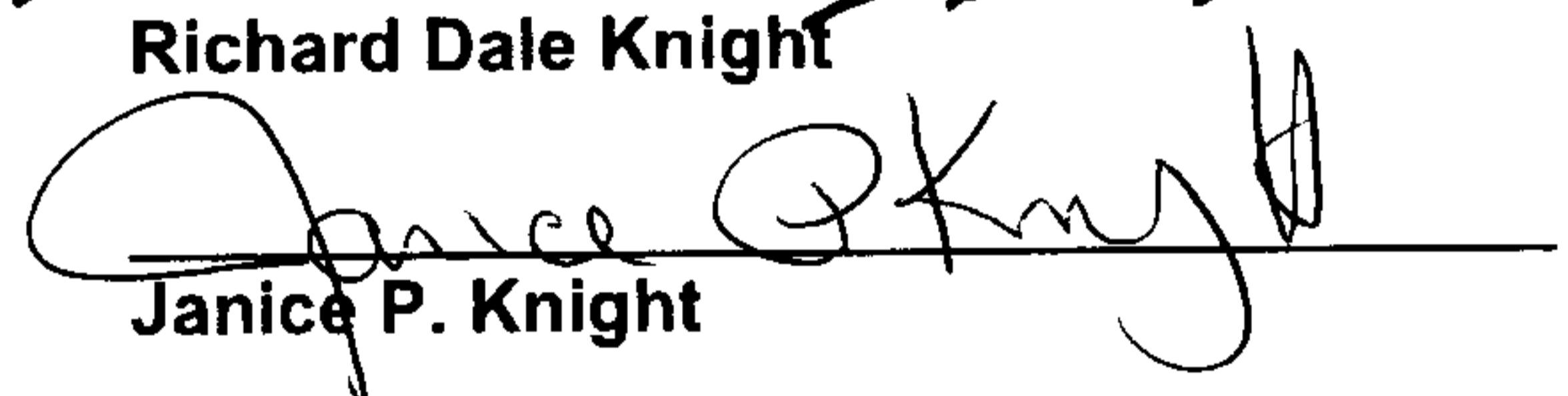
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Ninety Thousand Four Hundred And No/100 Dollars (\$390,400.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 12, 2012.

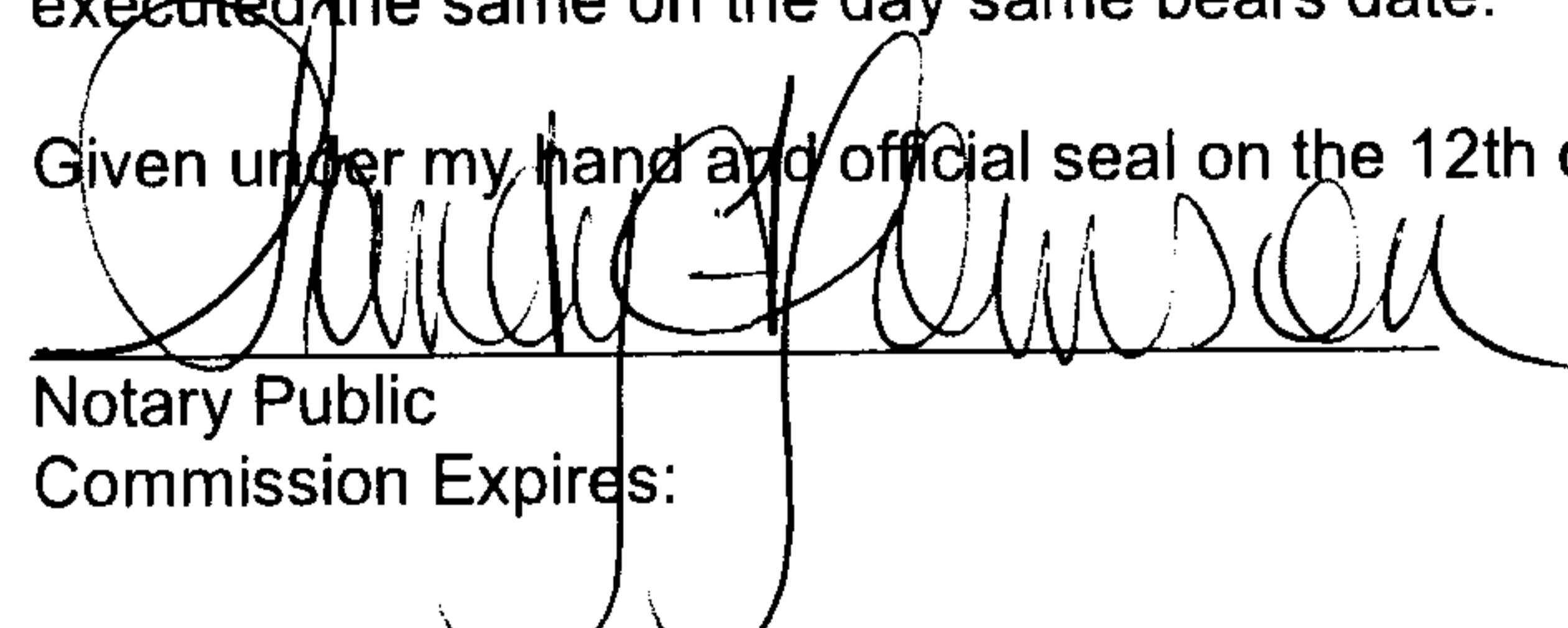
  
Richard Dale Knight  
  
Janice P. Knight

Shelby County, AL 10/09/2012  
State of Alabama  
Deed Tax: \$98.00

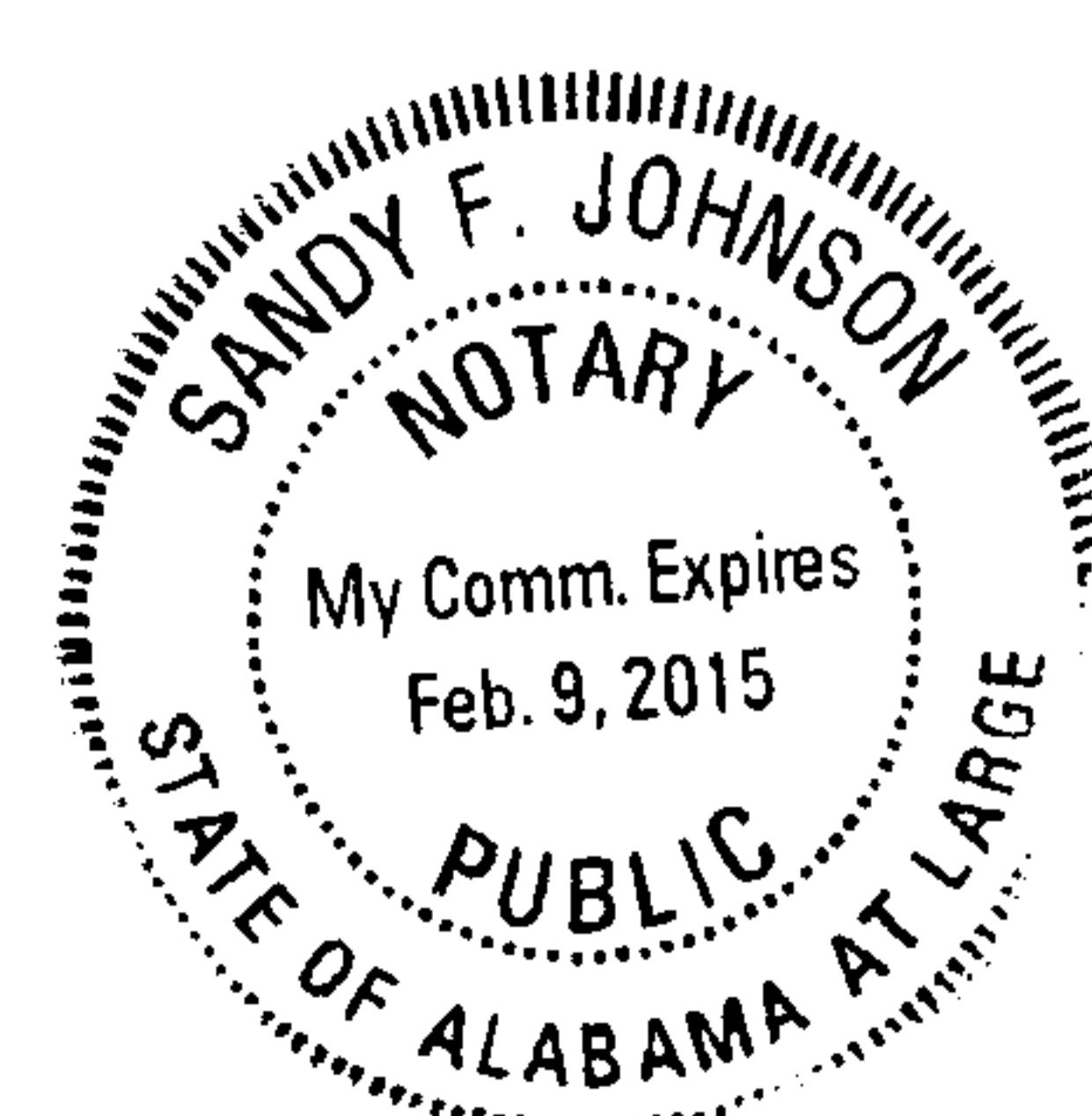
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Dale Knight and Janice 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 on the day same bears date.

Given under my hand and official seal on the 12th day of September, 2012.

  
Notary Public  
Commission Expires:

FILE NO.: TS-1201774



# Real Estate Sales Validation Form

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

Grantor's Name Richard Dale Knight and  
Mailing Address Janice P. Knight  
217 Industrial Park Drive  
Pelham, Alabama 35124

Grantee's Name Matthew A. Tomberlin and  
Mailing Address Susan B. Tomberlin  
340 Kings Crest Lane  
Pelham, AL 35124

Property Address 340 Kings Crest Lane  
Pelham, AL 35124

Date of Sale 09/12/2012

Total Purchase Price \$ 488,000.00

or

Actual Value

or

Assessor's Market Value

  
20121009000387350 2/2 \$113.00  
Shelby Cnty Judge of Probate, AL  
10/09/2012 01:54:00 PM FILED/CERT

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 9/12/12

Print

Sandy F. Johnson

Sign

Sandy F. Johnson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

[Print Form](#)

Form RT-1