

THIS INSTRUMENT PREPARED BY:

Send tax notice to:

Ted Stuckenschneider
205 North 20th Street, Suite 427
Birmingham AL 35203
Phone (205) 324-5631

Johnnie R. Knight
406 Highway 480
Vandiver AL 35176


20121109000431730 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/09/2012 11:14:22 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars (\$10.00) Dollars, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **Johnnie R. Knight, as Executrix of the Estate of Benjamin H. Knight, Deceased**, herein referred to as Grantor does grant, bargain, sell and convey unto **Johnnie R. Knight, as Trustee of the Benjamin H. Knight Family Trust** (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

An undivided one half (1/2) interest in the property located at 406 Highway 480, Vandiver, Alabama 35176, approximately 41.1 acres in size, and more particularly described as follows:

A tract of land situated in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼, Section 11, Township 18 South, Range 1 East;

Commence at the SE corner of the SW ¼ of the NW ¼ of said Section, Township and Range for the point of beginning; thence north 88 degrees 25 minutes 05 seconds west and run 235.58 feet; thence south 1 degree 50 minutes 58 seconds west and run 553.66 feet; thence south 75 degrees 28 minutes 46 seconds west and run 627.43 feet; thence north 6 degrees 31 minutes 28 seconds east and run 390.26 feet; thence north 50 degrees 47 minutes 45 seconds west and run 187.0 feet; thence north 21 degrees 51 minutes 54 seconds east and run 240.76 feet; thence north 88 degrees 12 minutes 29 seconds west and run 449.56 feet; thence north 1 degree 44 minutes 40 seconds east and run 777.94 feet to a point on the sought right of way of a county road, said point being on a curve to the left having a central angle of 18 degrees 28 minutes 09 seconds and a radius of 1704.53 feet; thence north 67 degrees 36 minutes 53 seconds east and along the chord of said curve run 547.06 feet; thence north 58 degrees 22 minutes 50 seconds east and run 231.43 feet to the point of a curve to the right; said curve having a central angle of 33 degrees 14 minutes 35 seconds and a radius of 1102.33 feet; thence north 75 degrees 00 minutes 08 seconds east and along the chord of said curve run 630.69 feet; thence south 88 degrees 22 minutes 44 seconds east and run 22.52 feet, more or less to the NE corner of the SW ¼ of NW ¼ thence south 1 degree 37 minutes 55 seconds west and run 1309.61 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, **Johnnie R. Knight, as Trustee of the Benjamin H. Knight Family Trust**, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this 3rd day of November, 2012.

Melodie Brasher
Witness

Johnnie R. Knight
Johnnie R. Knight, Executrix of the
Estate of Benjamin H. Knight, Deceased

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Johnnie R. Knight**, 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 same bears date.

Given under my hand, this the 3rd day of November, 2012.

Ted Stuckenschneider
Notary Public

My Commission Expires: 8/07/2013

Real Estate Sales Validation Form

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

Grantor's Name Estate of Benjamin H Knight
Mailing Address 406 Hwy 480
Vandiver, AL 35176

Grantee's Name BENAMIN H KNIGHT FAMILY TRUST
Mailing Address 406 Hwy 480
Vandiver, AL 35176

Property Address 406 Hwy 480
Vandiver, AL 35176

Date of Sale 11/3/12
Total Purchase Price \$

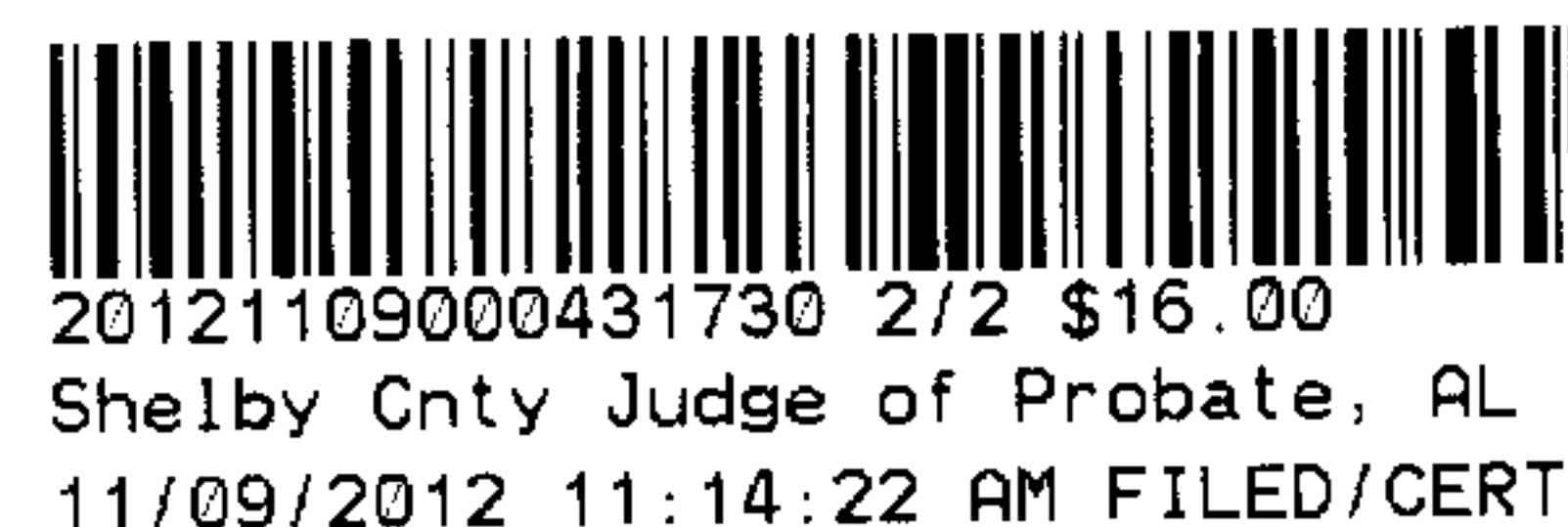
or
Actual Value \$ 350,000

or
Assessor's Market Value \$ CONVEYED PER TERMS OF THE WILL

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 11/9/12

Print TED Stuckenschneider

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

☐ Unattested

(verified by)