

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Brittany Knight and Joseph Knight
42 Oak Trail
Birmingham, AL 35242

WARRANTY DEED

20130123000030280 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
01/23/2013 10:52:36 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Two Thousand And No/100 Dollars (\$132,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jason A. Johnston and Brooke Johnston, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joseph Knight and Brittany Knight (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.

A parcel of land in the NW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4-1/4 section, thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees, 59 minutes, 38 seconds and run East 81.51 feet; thence turn left 89 degrees, 51 minutes, 53 seconds and run North 12371 feet to the point of beginning; thence continue last course 15.00 feet; thence turn left 90 degrees, 00 minutes, 00 seconds and run West 44.25 feet; thence turn left 46 degrees, 57 minutes, 56 seconds and run Southwest 10.99 feet; thence turn 90 degrees, 00 minutes, 00 seconds and run Southeast 10.21 feet; thence turn left 43 degrees, 23 minutes, 04 seconds and run East 44.29 feet to the point of beginning.

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.

One Hundred Twenty-Nine Thousand Six Hundred Nine And No/100 Dollars (\$129,609.00) 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 January 14, 2013.

Jason A. Johnston

Brooke Johnston

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason A. Johnston and Brooke Johnston who are known to me have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 14th day of January, 2013 .

Notary Public

Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

Shelby County, AL 01/23/2013
State of Alabama
Deed Tax: \$2.50

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jason A. Johnston and Brooke Johnston

Mailing Address 42 Oak Trail
Birmingham, AL 35242

Property Address 42 Oak Trail
Birmingham, AL 35242

Grantee's Name Brittany Knight and Joseph Knight

Mailing Address 42 Oak Trail
Birmingham, AL 35242

Date of Sale January 14, 2013

Total Purchase Price \$132,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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 - Jason A. Johnston and Brooke Johnston, 42 Oak Trail, Birmingham, AL 35242.

Grantee's name and mailing address - Brittany Knight and Joseph Knight, 42 Oak Trail, Birmingham, AL 35242.

Property address - 42 Oak Trail, Birmingham, AL 35242

Date of Sale - January 14, 2013.

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: January 14, 2013

Sign

Emily Schuler
Agent

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