

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Dale New
291 Longhorn Lane
Columbiana, Ala 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty Five Thousand dollars and Zero cents (\$145,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sarah B. Knight, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Dale New and Diana New (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

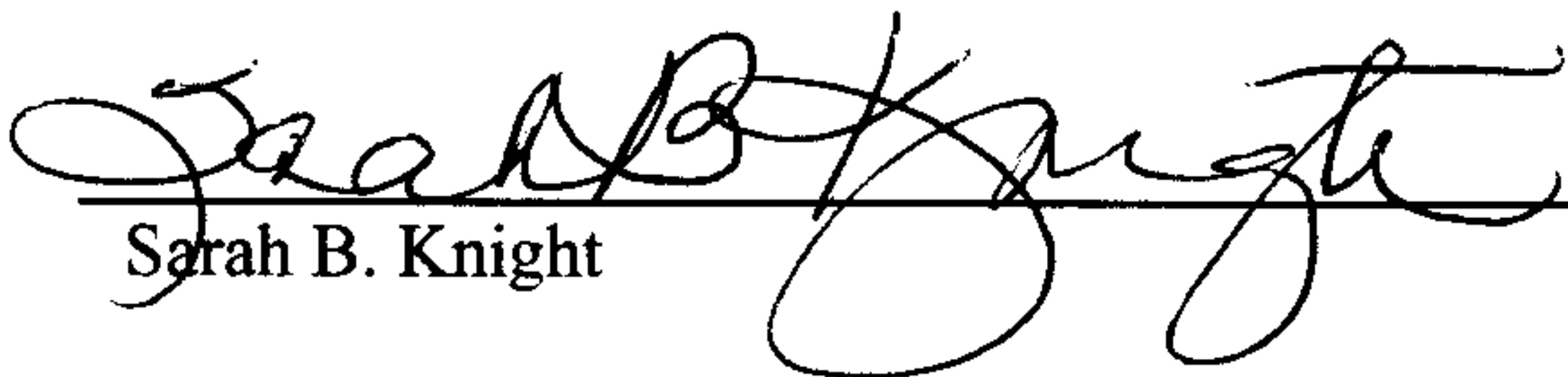
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$116,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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, I have hereunto set my hand and seal, this 12th day of April, 2013.

_____ (Seal)	 Sarah B. Knight	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
	_____	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah B. 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2013

My Commission Expires: 10-4-16

Notary Public

20130416000155520 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
04/16/2013 12:56:52 PM FILED/CERT

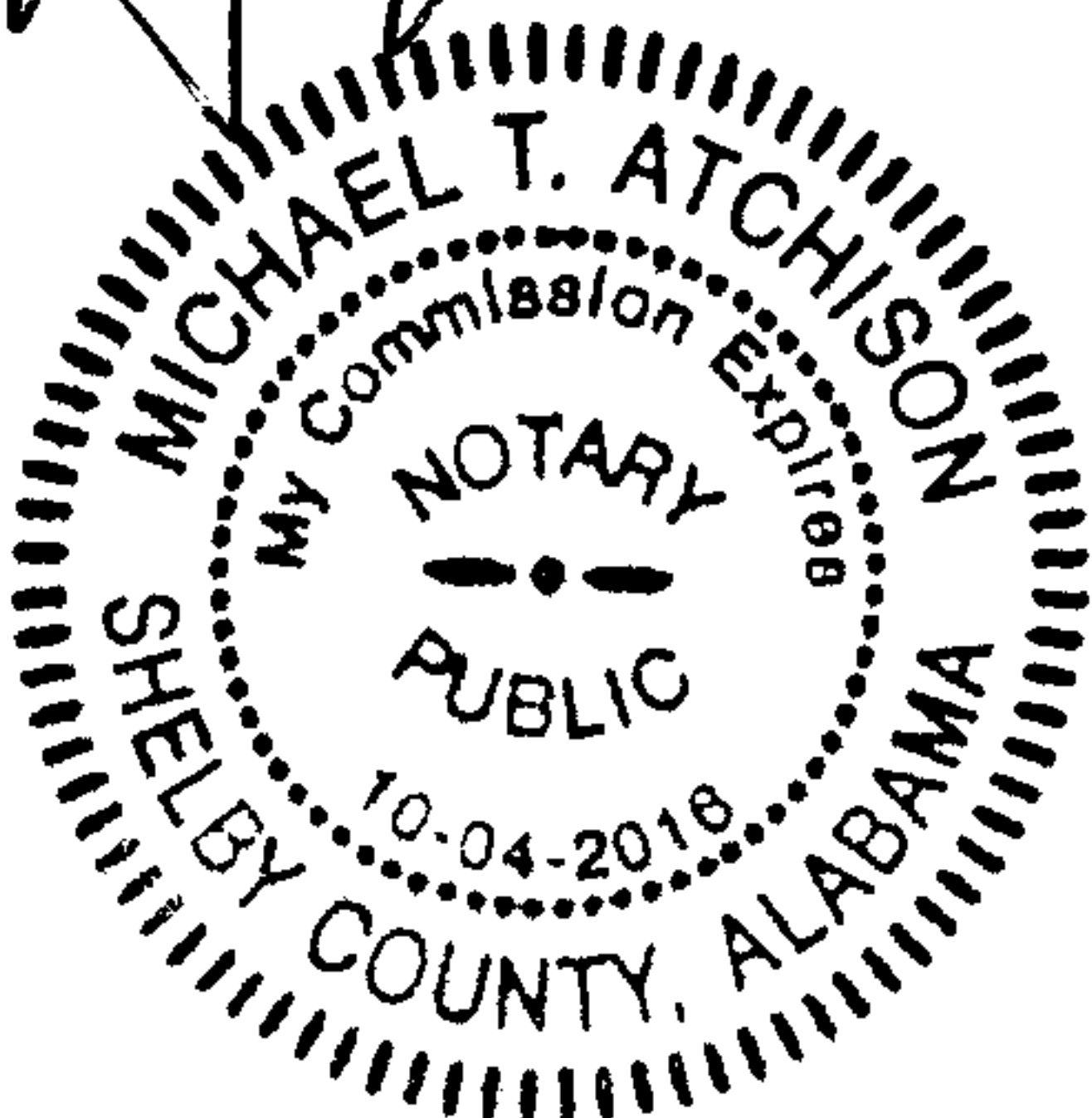


EXHIBIT A

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 2 East, and the SE 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 East, more particularly described as follows;

Commence at the Northwest corner of Lot 11, according to the Map and survey of Shelby Shores, as recorded in Map Book 4, page 75, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction along the Southeasterly line of River Drive, a distance of 130 feet to the point of beginning; thence continue along last described course, a distance of 100 feet; thence 90 degrees left in a Southeasterly direction a distance of 200 feet; thence 80 degrees 25 minutes 30 seconds left, in a Northeasterly direction, a distance of 87.60 feet; thence 95 degrees 56 minutes 30 seconds left in a Northwesterly direction a distance of 215 feet to the point of beginning.

Situated in Shelby County, Alabama.



20130416000155520 2/3 \$47.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 04/16/2013
State of Alabama
Deed Tax:\$29.00

Real Estate Sales Validation Form

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

Grantor's Name Sarah Knight Grantee's Name Dale New
Mailing Address 2049 Cahaba Mailing Address 291 Longhorn Lane
Birmingham AL 35242 Columbiana, AL 35051
Property Address 19429 River Dr Date of Sale 4-12-13
Shelby, AL Total Purchase Price \$ 145,000.00
135143 Or
Actual Value \$ _____
Or
Assessors 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement _____

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Sarah B. Knight

Unattested
(verified by)

Sign Sarah B. Knight
(Grantor/Grantee/Owner/Agent) circle one

