


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20130906000362160 1/3 \$120.50
Shelby Cnty Judge of Probate, AL
09/06/2013 08:12:15 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thousand, Four Hundred Thirty and no/100 Dollars (\$100,430.00)** and other good and valuable consideration to the undersigned grantor,

Dawn W. Knighten, an unmarried woman

in hand paid by the grantee,

Jerry R. Adams

the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12A, according to the Survey of Brook Forest Addition to Wyndham Phase Two, as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2013 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Right-of-way granted to Alabama Power Company recorded In Inst. No. 2004-504350; Shelby Real 183, Page 230 and Shelby Real 230, Page 774.**

TO HAVE AND TO HOLD, to the said grantee, **Jerry R. Adams** and his heirs, successors and assigns forever.

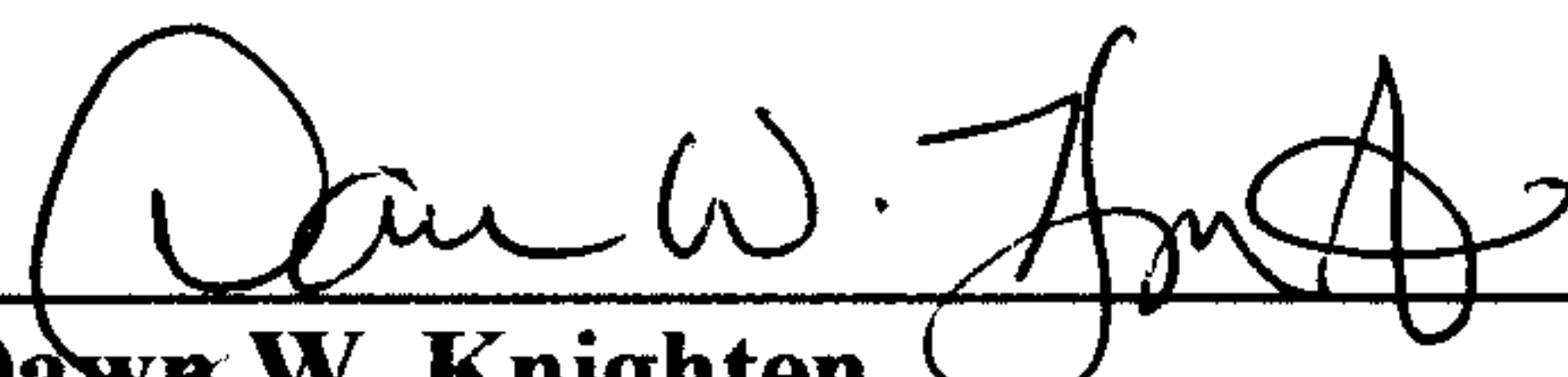
And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said

Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$100.50

premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 27th day of August, 2013.

WITNESS:


Dawn W. Knighten

STATE OF ALABAMA
COUNTY OF SHELBY

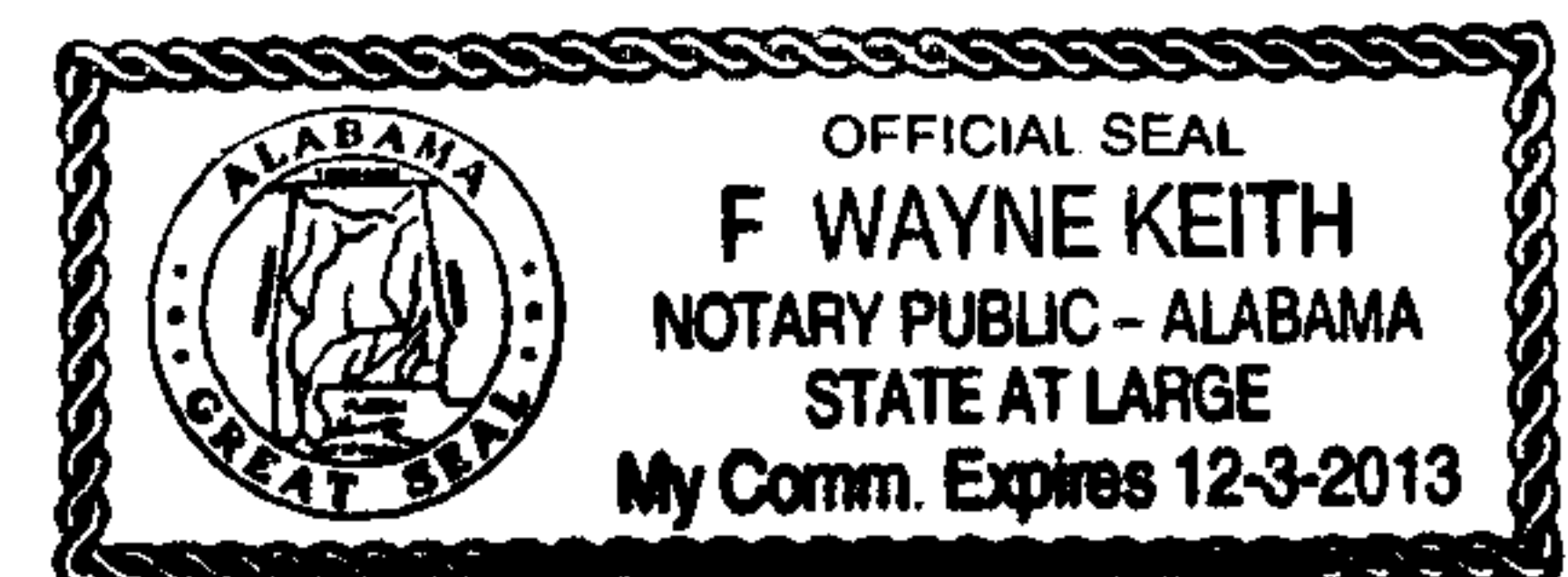
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Dawn W. Knighten, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 27th day of August, 2013.



Notary Public

SEND TAX NOTICE TO:
Jerry R. Adams
120 Bishop Circle
Pelham, Alabama 35124




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Real Estate Sales Validation Form

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

Grantor's Name: Dawn W. Knighten

Grantees' Name: Jerry R. Adams

Mailing Address: 24598 Gulf Bay Road Apt A-3
Orange Beach, AL 36561

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: 9482 Brook Forest Circle
Helena, AL 35080

Date of Transfer: August 27, 2013
Total Purchase Price \$100,430.00

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.

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: August 27, 2013

x

Sign



verified by Dawn W. Knighten-grantor

x

Sign


verified by Jerry R. Adams-grantee

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