

Send tax notice to:

This instrument prepared by:
Charles D. Stewart, Jr., Esq.
4898 Valleydale Road, Ste. A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY


20140522000155610 1/3 \$107.50
Shelby Cnty Judge of Probate, AL
05/22/2014 02:18:52 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

In Consideration \$87.50

That in consideration of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, SHANNON KNIGHT VANN, married, MICHAEL ALBERT KNIGHT, married AND CAROL R. KNIGHT, single, (hereinafter referred to as the "Grantor") by MARK C. LUKE (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of her right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

LOT101A, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES SECTOR 4, AS RECORDED IN MAP BOOK 31, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

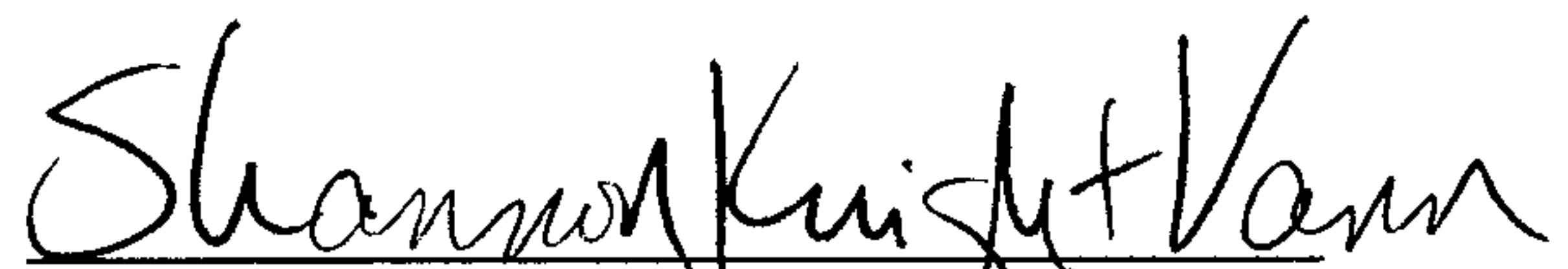
Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

THE GRANTORS ARE ALL THE HEIRS OF AL KNIGHT, DECEASED AND ONLY MEMBER OF AL KNIGHT INVESTMENTS, LLC, GRANTEE IN DEED RECORDED IN INST. NO. 2001-56167, SHELBY COUNTY, ALABAMA AND LEGAL LISTED AS PARCEL IV IN DEED LOT 101 BALLENTREE LAKE FIRST ADDITION TO MAP BOOK 22, PAGE 80, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

10 IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the day of April, 2014.


SHANNON KNIGHT VANN

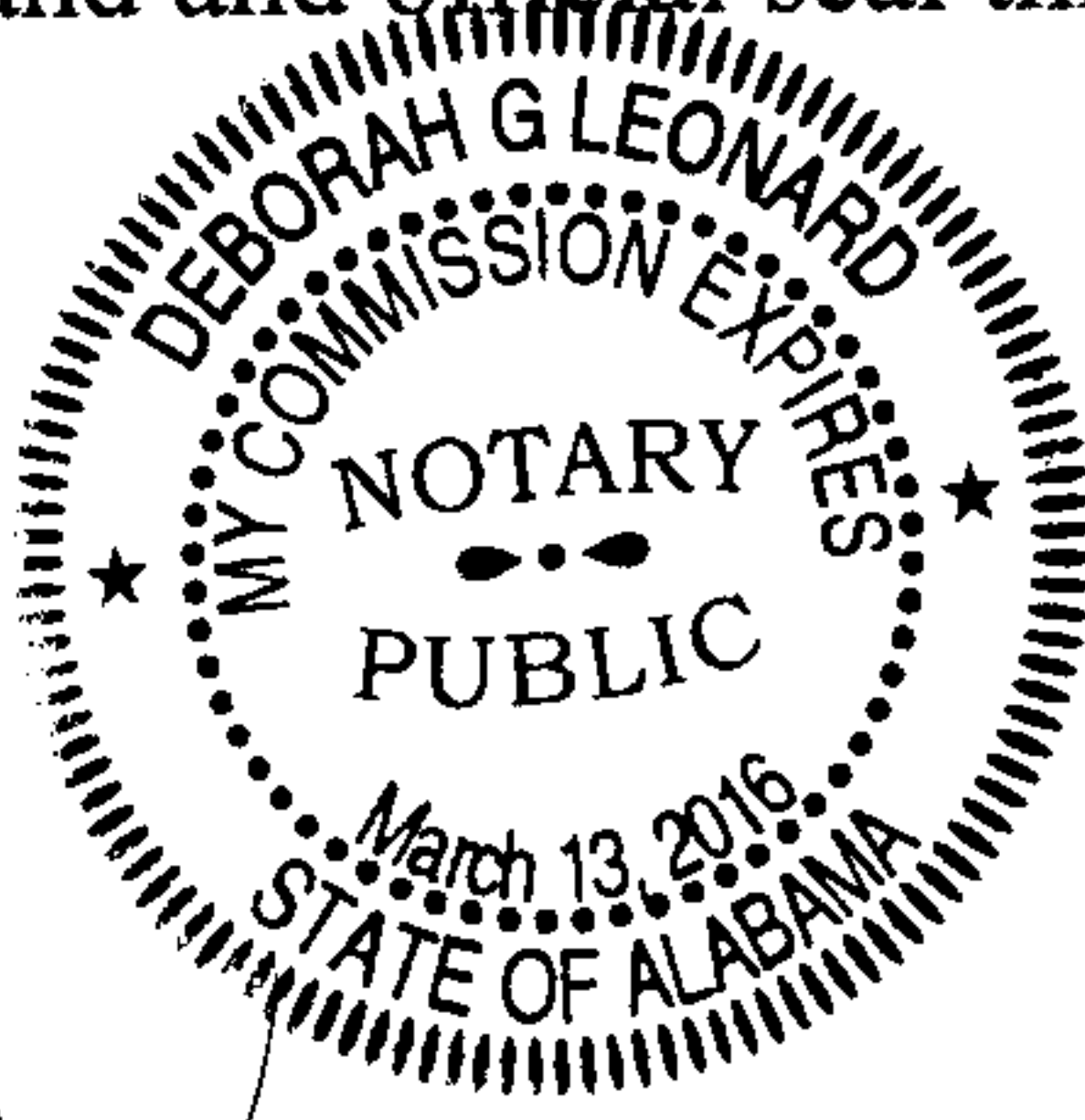

MICHAEL ALBERT KNIGHT


CAROL R. KNIGHT

STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this the 10 day of April, 2014.



Deborah G. Leonard

Notary Public

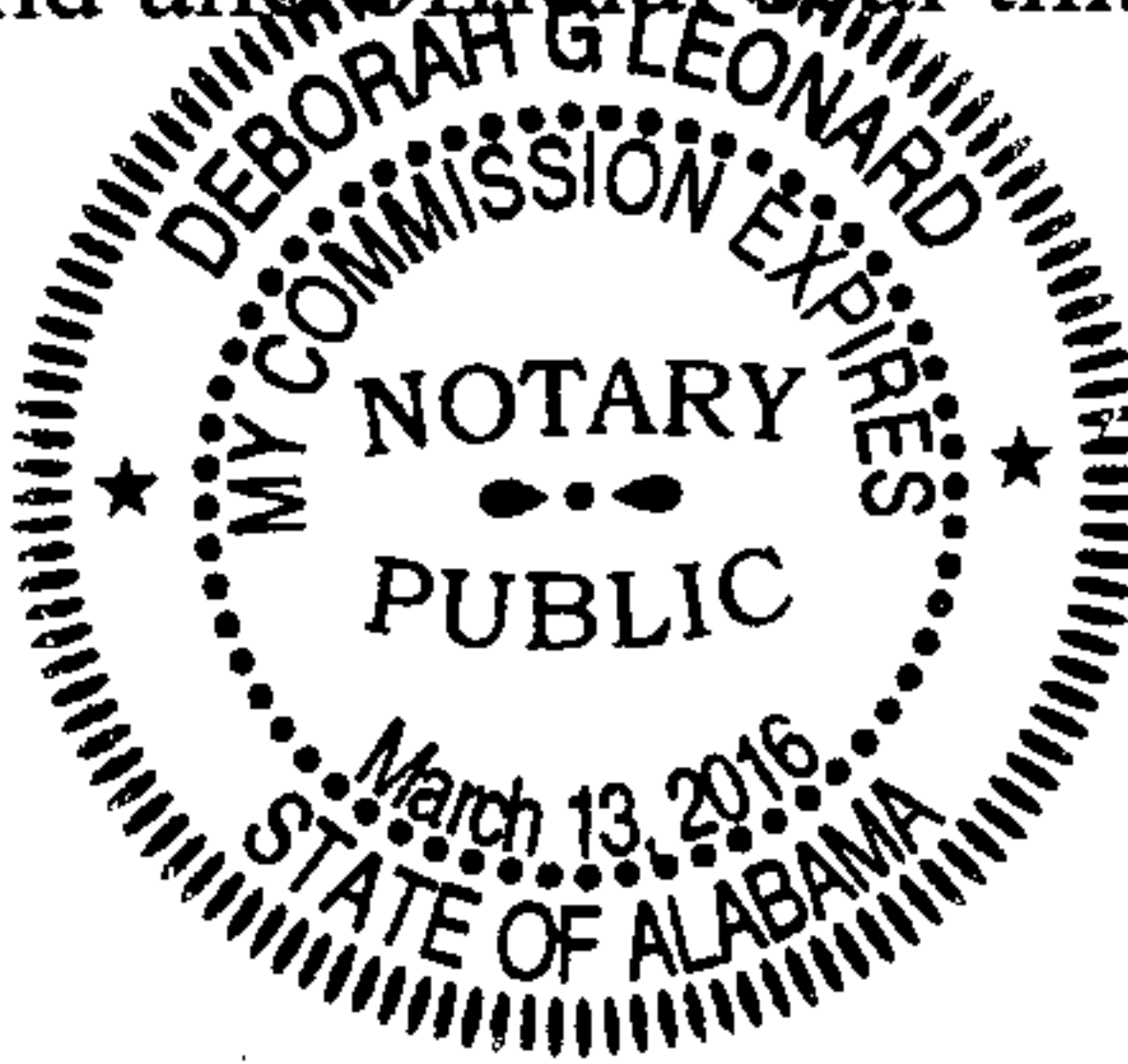
Print Name:

Commission Expires:

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL ALBERT KNIGHT, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of April, 2014.



Deborah G. Leonard

Notary Public

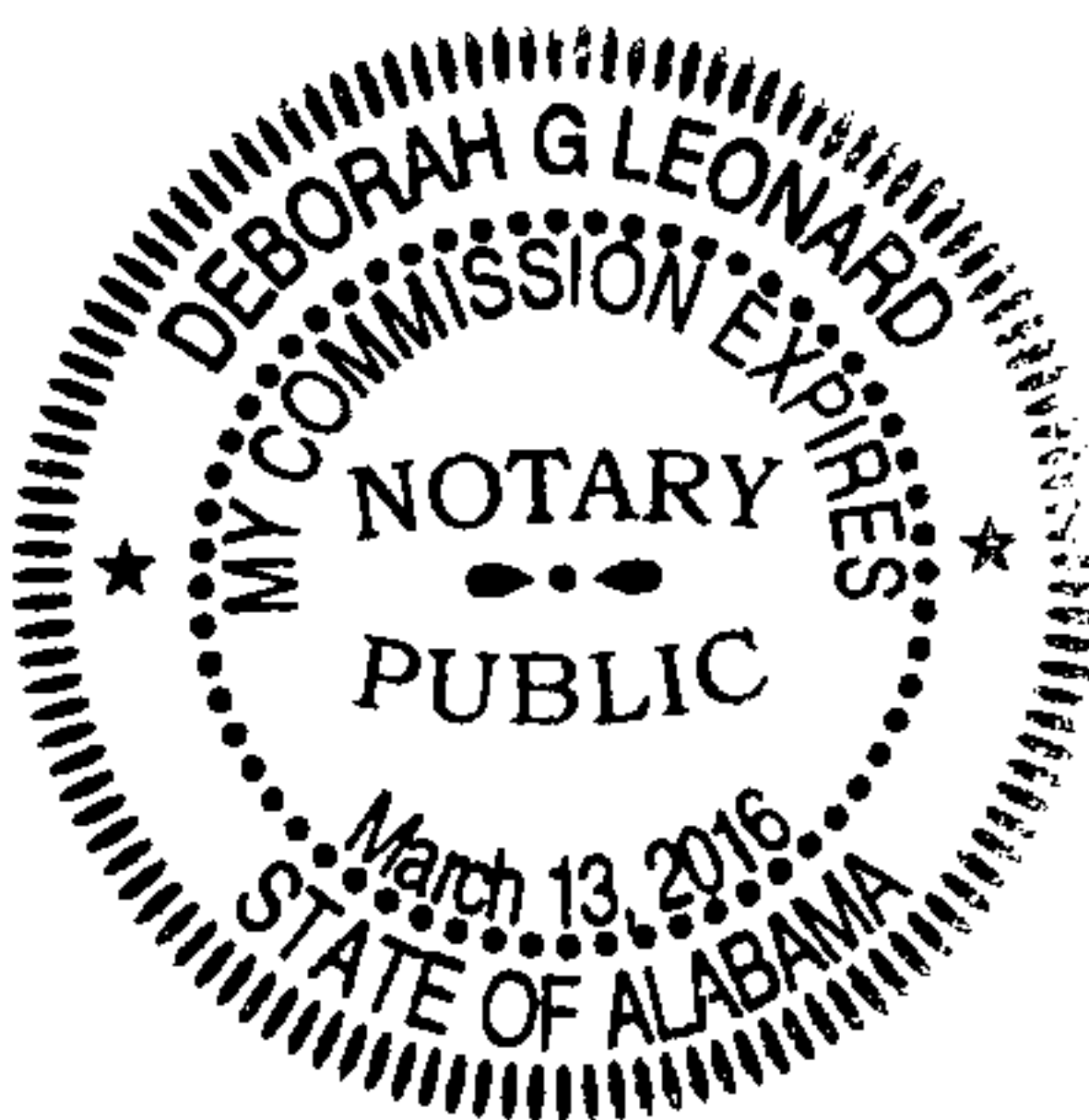
Print Name:

Commission Expires:

STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this the 10 day of April, 2014.



Deborah G. Leonard

Notary Public

Print Name:

Commission Expires:



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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 Shannon Knight
Mailing Address 309 Deer Ridge Ln
Chelsea AL 35043

Grantee's Name Mark Luke
Mailing Address 309 Deer Ridge Ln
Chelsea AL 35043

Property Address 309 Deer Ridge Ln
Chelsea AL 35043

Date of Sale 10-Apr-14
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 87,250
Consideration
1/2 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 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 4-10-14

Print Heather Neban

☐ Unattested
(verified by)

Sign Heather Neban
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF March, 2014.

[Signature]
Notary Public

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