

<b>This document prepared</b>	<b>)Tax Notice should be sent to:</b>
Linda Lawson Knowles	)
(To convey Property to Linda	) <b>Kimbrell D Knowles</b>
Lawson Knowles & Kimbrell	) <b>3345 Spring Creek Road</b>
D. Knowles Jointly with rights	) <b>Montevallo, Alabama 35115</b>
of survival.	)
Firm/Company: Creekview Properties	)
Address: 3345 Spring Creek Road	)
Address 2: P.O.Box 566	)
City, State, Zip: Montevallo, Al 35115	)
Phone: 205 902 1518	)
	-----Above This Line Reserved For Official Use Only-----

### WARRANTY DEED

FOR VALUABLE CONSIDERATION OF a balance of \$500.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Linda Lawson Knowles, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto **Linda Lawson Knowles and Kimbrell D. Knowles** a property located at 315B Shelby Street in Montevallo, Alabama hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **Shelby**, State of Alabama, to-wit:

**And referred to on the attached descriptions as Parcel 2 of 315 Shelby Street, Montevallo, Alabama additionally referred to as 315B Shelby Street.**

**SEE Exhibit A attached hereto and made a part thereof.**

**Subject to:**

**\*\* Taxes for 2015 and subsequent years.**

**The property constitutes the homestead of the Grantee Kimbrell D. Knowles.**

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2014 shall be paid by Grantee.



20140724000227640 1/5 \$33.00  
Shelby Cnty Judge of Probate, AL  
07/24/2014 01:12:34 PM FILED/CERT

The property herein conveyed **is not a part** of the homestead of Grantor.

WITNESS Grantor(s) hand(s) this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed, Sealed and Delivered

Jamie Renee Freeman  
in the presence of:

[Signature]  
Grantor  
Linda Lawson Knowles

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Linda Lawson Knowles whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of July, 2014.

[Signature]  
Notary Public  
Print Name Jamie Renee Freeman

My commission expires: **My Commission Expires March 12, 2016**

**Grantor(s) Name, Address, phone:**

Linda Lawson Knowles  
3345 Spring Creek Road  
Montevallo, Alabama 35115  
205 665 2239

**Grantee(s) Name,& Mailing Address**

Kimbrell D. Knowles &  
Linda Lawson Knowles  
3345 Spring Creek Road  
Montvallo, Ala 35115



20140724000227640 2/5 \$33.00  
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POOR QUALITY



20140724000227640 3/5 \$33.00  
Shelby Cnty Judge of Probate, AL  
07/24/2014 01:12:34 PM FILED/CERT



## EXHIBIT A



20080331000128240 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/31/2008 12:04:19PM FILED/CERT

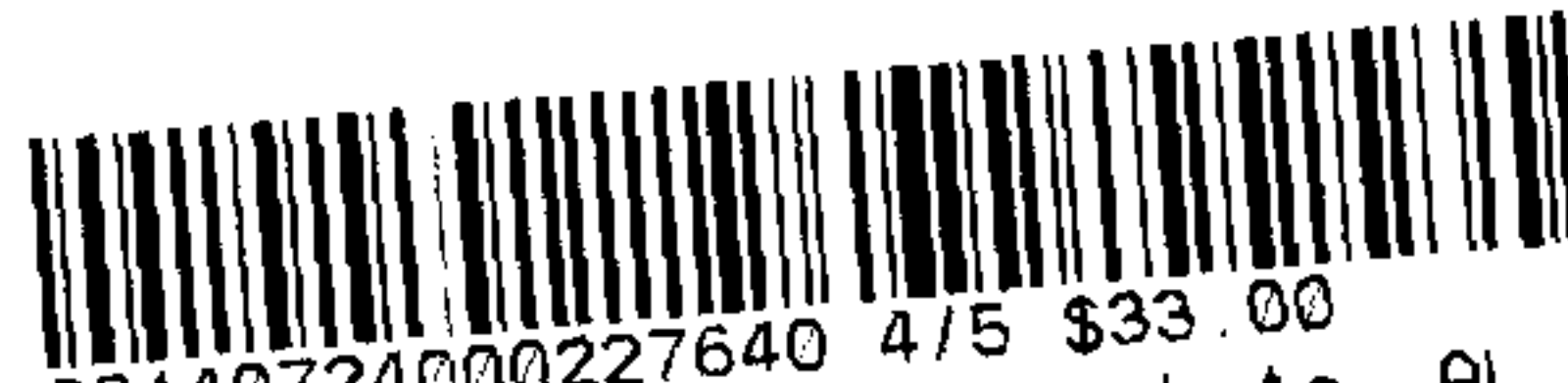
### Parcel 2:

A parcel of land situated in Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the centerline of Boundary Street and the northeast right of way line of Shelby Street; thence proceed in a Southwesterly direction along an extension of the centerline of Boundary Street for a distance of 60 feet to a point on the Southeast right of way line of Shelby Street; thence turn an angle of 90 degrees 00 minutes to the left and run along said right of way for 178.36 feet to the point of beginning of the described parcel; thence turn an angle of 89 degrees 55 minutes 12 seconds for a distance of 153.17 feet to the intersection with the North edge of Shoal Creek; thence turn left an angle of 114 degrees 24 minutes 10 seconds and run Southwesterly along said creek for 21.67 feet; thence turn left an angle of 47 degrees 52 minutes 24 seconds for a distance of 151.33 feet to a point on the South right of way of Shelby Street; thence turn an angle of 107 degrees 39 minutes 38 seconds and run along said right of way for a distance of 65.80 feet to the point of beginning. According to survey of Robert C. Farmer, RLS #14720.

Shelby County, AL 03/31/2008  
State of Alabama

Deed Tax: \$11.00



20140724000227640 4/5 \$33.00  
Shelby Cnty Judge of Probate, AL  
07/24/2014 01:12:34 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Linda Louise Kroules  
Mailing Address 3345 Spring Creek Rd  
Montevallo, AL  
35115

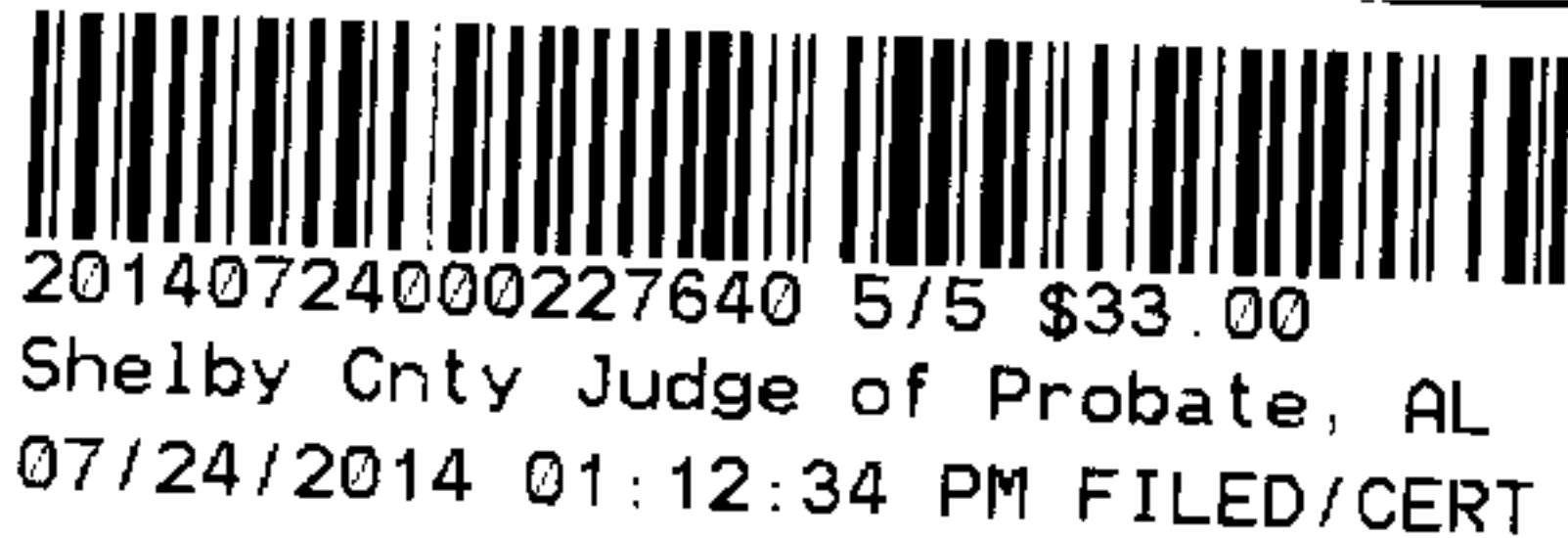
Grantee's Name Kimbell D Phares  
Mailing Address 315 Shelby St  
Montevallo, AL  
35115

Property Address 315 Shelby St  
Montevallo, AL  
35115

Date of Sale July 24, 2014  
Total Purchase Price \$

or  
Actual Value \$

or  
★ Assessor's Market Value \$14,000 / 12 = 7,000



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 July 24, 2014

Print

Linda Louise Kroules

☒ Unattested

Laura Mober  
(verified by)

Sign

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