

FILE NO: V14-041

Send Tax Notice To: Keith L. Knowles
1924 Chandalar Court
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$152,500.00), and other good and valuable consideration, **the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement**, this day in hand paid to the undersigned GRANTORS, in hand paid by the GRANTEE herein, **Matthew L. Peters and Rebecca Dimmette Peters, husband and wife, whose mailing address is 504 East Street South, Talladega, Alabama 35160** (hereinafter referred to as GRANTORS), the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Keith L. Knowles, whose mailing address is 1924 Chandalar Court, Pelham, Alabama 35124** (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, **the address of which is 100 Cambrian Way #100, Birmingham, Alabama 35242**; to-wit:

LOT 100, IN CAMBRIAN WOOD CONDOMINIUM, BY LAWS AND AMENDMENTS THERETO AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO, RECORDED IN MISC. BOOK 12, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED IN MISC. BOOK 12, PAGE 2, MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AS RECORDED IN MAP BOOK 6, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This being the same property conveyed to Matthew L. Peters by deed dated August 24, 2007 and filed September 4, 2007 in Instrument #20070904000415010.

\$144,875.00 OF THE CONSIDERATION FOR THIS WARRANTY DEED IS BEING PAID BY A MORTGAGE BEING FILED SIMULTANEOUSLY.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 3rd day of September, 2014.


MATTHEW L. PETERS



REBECCA DIMMETTE PETERS

Shelby County, AL 09/22/2014
State of Alabama
Deed Tax: \$8.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Matthew L. Peters and Rebecca Dimmette Peters**, whose names are signed to the foregoing conveyance, and who are known to me, knowingly and willingly 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.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 3rd day of September, 2014.



NOTARY PUBLIC
My Commission Expires: 12-1-17

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209


20140922000296430 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
09/22/2014 11:34:25 AM FILED/CERT