



20141124000367650 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/24/2014 08:04:07 AM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
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Send Tax Notice to: **Linda Lawson Knowles**
Kimberly D. Knowles
3345 Spring Creek Road
Montevallo AL 35115

Warranty Deed, Joint With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **TWENTY SEVEN THOUSAND and 00/100 (\$27,000.00) DOLLARS**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

JAMES HATHCOCK, a married man

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

LINDA LAWSON KNOWLES and KIM D. KNOWLES

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A lot or parcel of land lying in the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, located in the J.E. Bozeman's map or survey in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: From the SW corner of Lot 9, Block 1, of the J.E. Bozeman's map recorded in Deed Book 14, Page 239, run South 89 degrees 36 minutes East on and along the North right of way line of Birmingham Street 890 feet to the point of beginning; from the beginning point thus established continue to run East on and along the North right of way line of said Birmingham Street 92 feet to a point; thence run North 01 degrees 30 minutes East 250 feet to a point; thence run 89 degrees 36 minutes West 92 feet to a point; thence run South 01 degrees 30 minutes West 250 feet to the point of beginning, lying and situated in the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, located in the J.E. Bozeman survey of map of the Town of Wilton, Shelby County, Alabama.

THE PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTOR OR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SUBJECT TO:

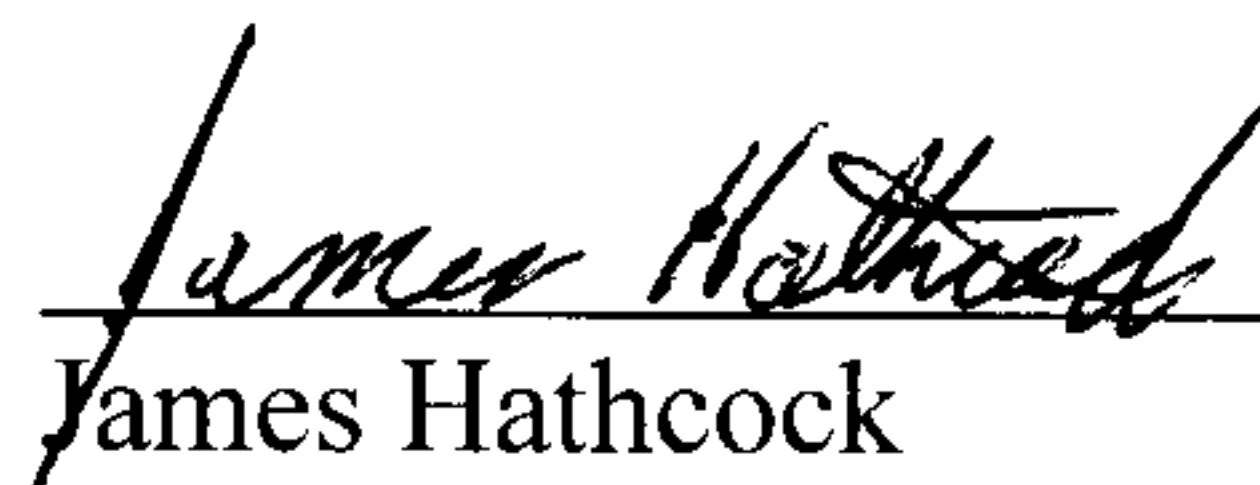
- **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **Transmission line permit to Alabama Power Company as recorded in Deed Book 211, Page 451, in Probate Office.**
- **Joint Driveway Agreement as recorded in Real Record 322, Page 238, in Probate Office.**

- **Easement granted to P.E. Woolley as recorded in Real Record 322, Page 240, in Probate Office.**

TO HAVE AND TO HOLD to the said GRANTEES, for and during the term of their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, GRANTEES and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his 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 GRANTEES, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of November, 2014.


James Hathcock

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **James Hathcock**, 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 executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 20th day of November, 2014.


Notary Public
My Commission Expires: 07/31/14

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name James Hathcock
Mailing Address 529 Co. Rd. 375
Billingsley, AL 36006

Grantee's Name Linda Lawson Knowles
Mailing Address Kim D. Knowles
3345 Spring Creek Road

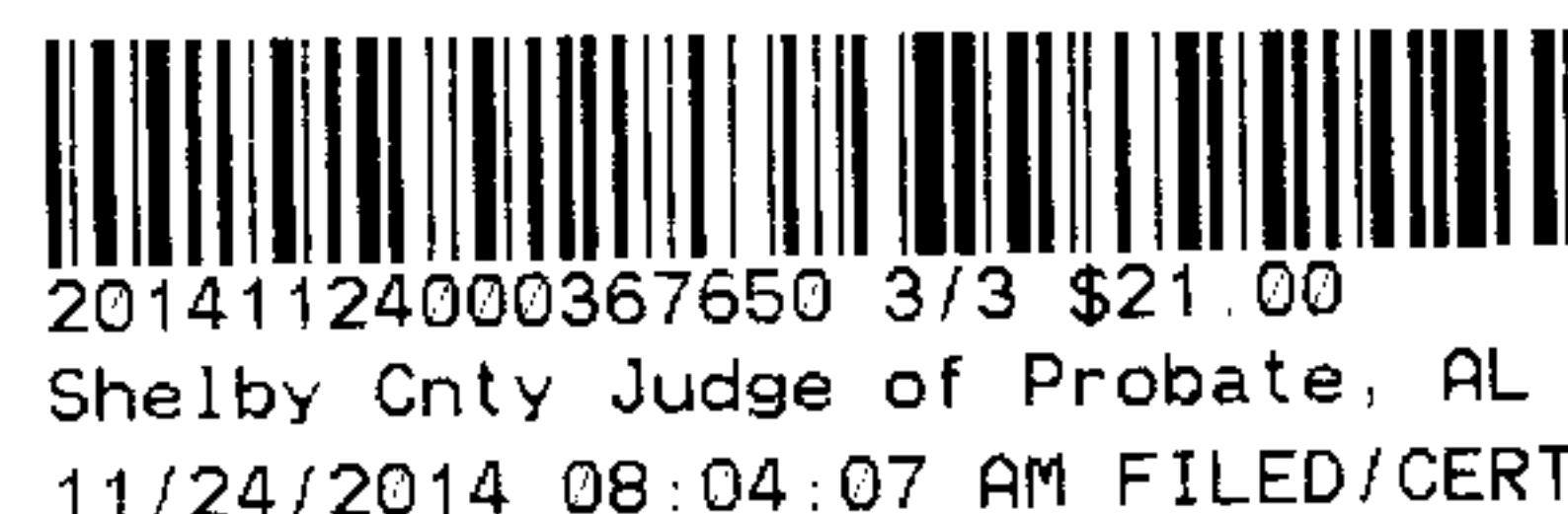
Property Address 185 Birmingham Street
Montevallo, AL 35115

Date: 11/20/14
Total Purchase Price \$ 27,000.00
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
XX 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).

Print Mitchell A. Spears, Attorney at Law

Sign 