

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Victoria L. Knight

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty Six Thousand Dollars and zero cents ***** (\$356,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronnie D. Eddy and wife Janna M. Eddy**, grant, bargain, sell and convey unto Victoria L. Knight, a married woman, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 39, according to the survey of River Highlands, as recorded in Map Book 19, Page 111, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 20 14 and subsequent years, easements, restrictions, rights of way and permits of record.


Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 320,400.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ N/A) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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


20141201000377320 1/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/01/2014 03:41:01 PM FILED/CERT

Shelby County, AL 12/01/2014
State of Alabama
Deed Tax: \$36.00

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

Ronnie D. Eddy
Ronnie D. Eddy

Janna M. Eddy
Janna M. Eddy

STATE OF Oklahoma
COUNTY OF McCurtain

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ronnie D. Eddy**, 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 the same bears date.

Given under my hand and official seal this 25th day of August 2014.

Johanna Simpson
Notary Public

My Commission Expires: 02/19/2018



STATE OF Alabama
COUNTY OF Shelby


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

Given under my hand and official seal this 26 day of August 2014.

Jarrold Knight
Notary Public

My Commission Expires: Dec 3 2017




20141201000377320 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/01/2014 03:41:01 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	Graebel Relocation Services Worldwide	Grantee's Name	Victoria L Knight
Mailing Address	16346 East Airport Circle Aurora, CO 80011	Mailing Address	1019 River Highlands Cir. Hoover, AL 35244
Property Address	1019 River Highlands Cir. Hoover, AL 35244	Date of Sale	November 20, 2014
		Total Purchase Price	\$356,000.00
		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
☐ 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 of 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 November 19, 2014

Print

M. L. T. Jackson Sr.

Sign

M. L. T. Jackson Sr.

(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC

(verified by)

20141201000377320 3/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/01/2014 03:41:01 PM FILED/CERT

Form RT-1