

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Joshua Knierim and Jennifer Knierim
4940 Mountain View Pkwy
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty-Six Thousand Nine Hundred And No/100 Dollars (\$246,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **David F. Tkacik and Marilynn Spinosi**, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Joshua Knierim and Jennifer Knierim** (hereinafter Grantees), **as joint tenants with rights of survivorship**, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 11, Block 2, according to the Map and Survey of Gross' Addition to Altadena South, First Phase of First Sector, as recorded in Map Book 5, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the a private easement for septic tank field lines and a sanitary sewer line under the following described real property:

Lot 12, in Block 2, according to the Map and Survey of Gross' Addition to Altadena South, first Phase of First Sector as recorded in Map Book 5, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said Lot 12; thence Southerly and along the East line of said Lot 12 a distance of 7.52 feet to the point of beginning of the easement herein described; thence 56 degrees, 16 minutes right and Southwesterly a distance of 95.0 feet to a point; thence 56 degrees, 16 minutes left and Southerly a distance of 30.0 feet to a point; thence 123 degrees, 44 minutes left and Northeasterly to a point 10 feet Westerly of, when measured at right angle, the East line of said Lot 12; thence Southerly and parallel to an 10 feet Westerly of, the said East line of said Lot 12 to the Northerly right of way line of Al-Linn Circle; thence Easterly and along the said Northerly right of way line of Al-Linn Circle to the Southeast corner of said Lot 12; thence Northery and along said East line of said Lot 12 a distance of 216.19 feet to the point of beginning of the easement herein described.

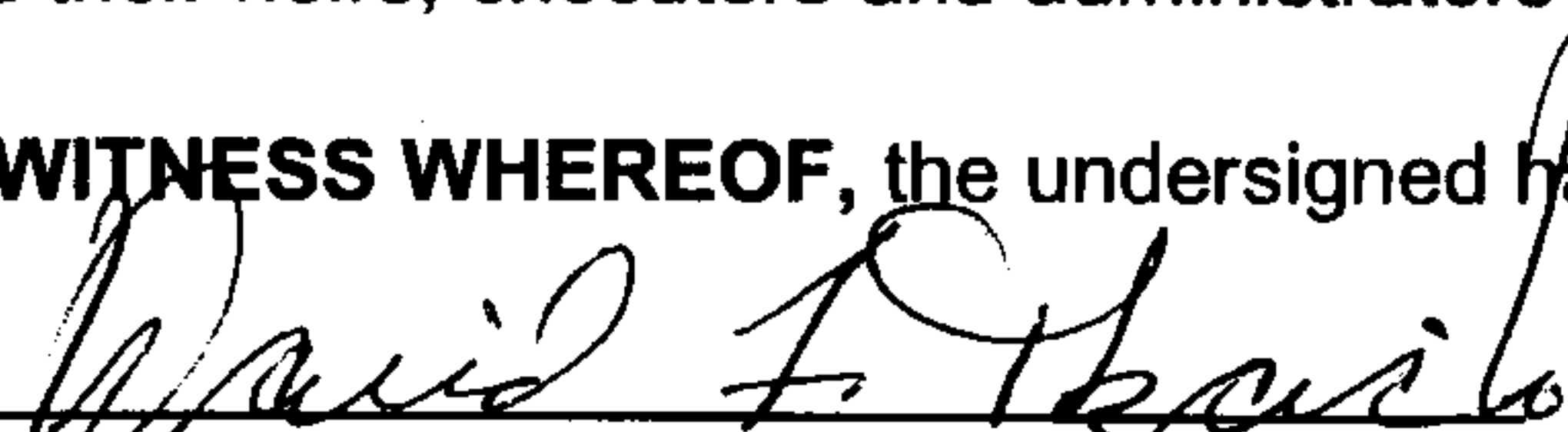
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Seven Thousand Five Hundred Twenty And No/100 Dollars (\$197,520.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

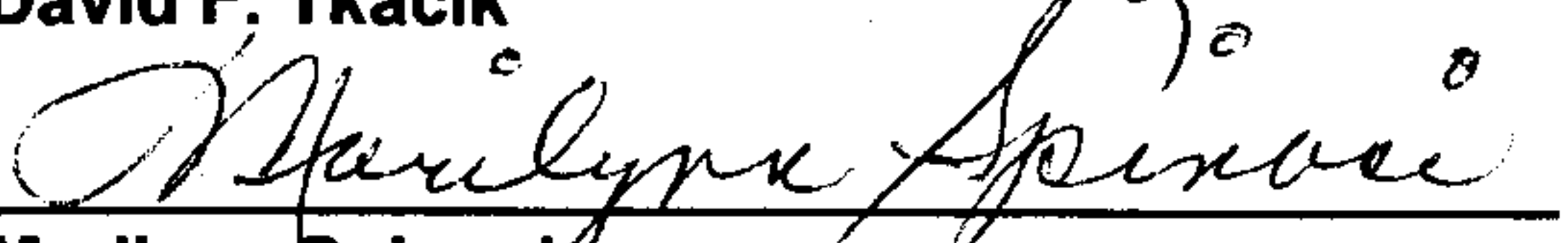
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 3, 2015.



David F. Tkacik

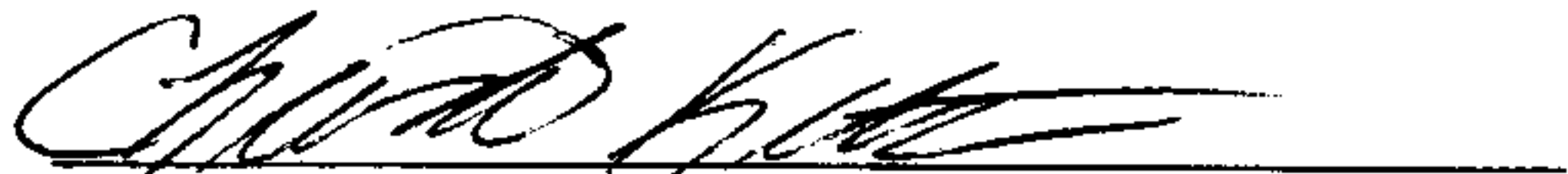


Marilynn Spinosi

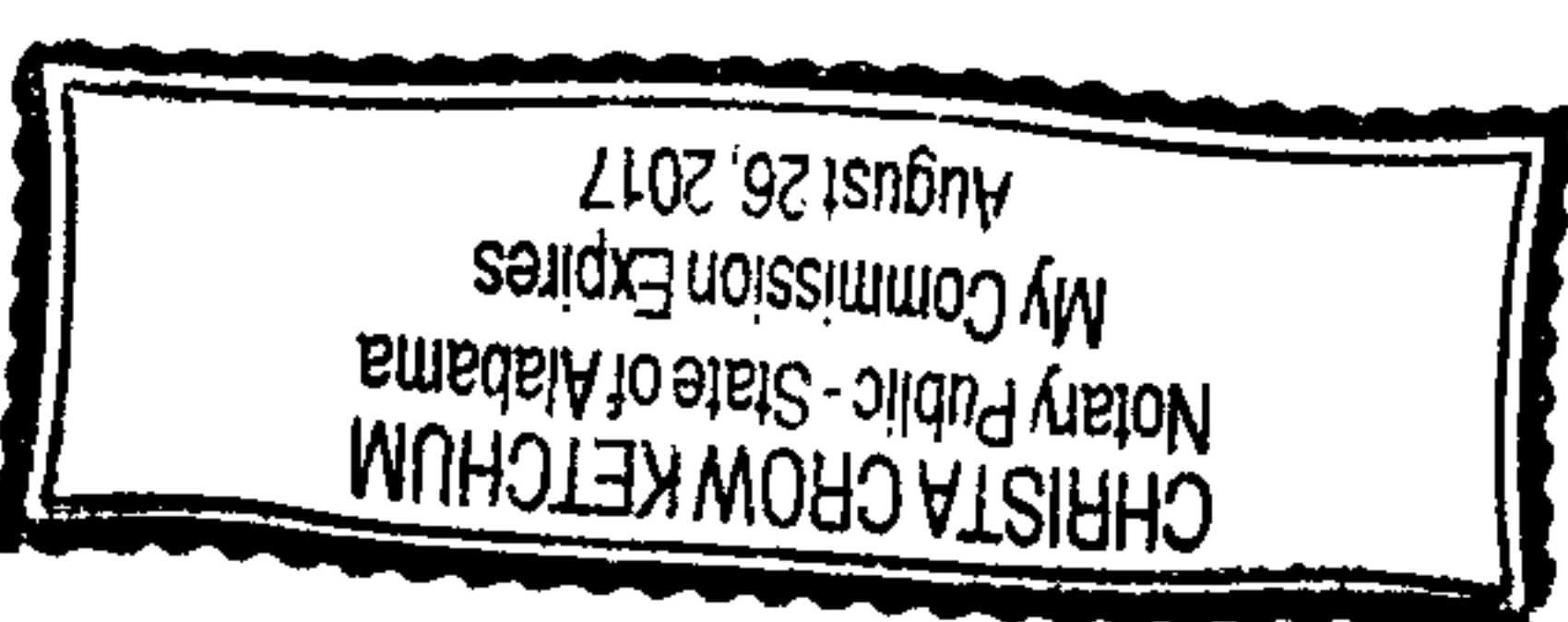
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that David F. Tkacik and Marilynn Spinosi, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 3rd day of March, 2015.



Notary Public



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20150311000074420 03/11/2015 09:10:52 AM DEEDS 2/2

Grantor's Name	David F. Tkacik	Grantee's Name	Joshua Knierim and Jennifer Knierim
Mailing Address	4940 Mountain View Pkwy Birmingham, AL 35244	Mailing Address	<u>4940 Mountain View</u> <u>Birmingham, AL 35244</u>
Property Address	4940 Mountain View Pkwy Birmingham, AL 35244	Date of Sale	March 3, 2015
		Total Purchase Price	\$246,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - David F. Tkacik, 4940 Mountain View Pkwy, Birmingham, AL 35244.

Grantee's name and mailing address - Joshua Knierim and Jennifer Knierim, . .

Property address - 4940 Mountain View Pkwy, Birmingham, AL 35244

Date of Sale - March 3, 2015.

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.

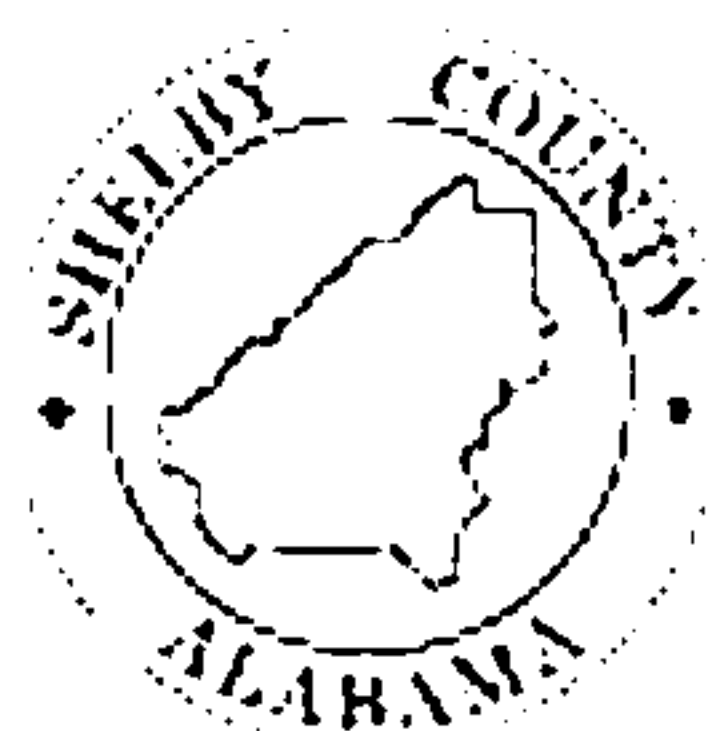
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: March 3, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/11/2015 09:10:52 AM
\$66.50 CHERRY
20150311000074420

