


**This Instrument Prepared By:**  
Christopher S. Hamer  
Hamer Law Group, LLC  
205 20<sup>th</sup> Street North  
Suite 710  
Birmingham, AL 35203

**SEND TAX NOTICE TO:**

Bruce W. McKnight  
102 4th Place NE  
Alabaster, AL 35007

**Source of Title:** Book: 364, Page: 282

  
20150826000296460 1/6 \$47.50  
Shelby Cnty Judge of Probate, AL  
08/26/2015 09:11:02 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

Shelby County, AL 08/26/2015  
State of Alabama  
Deed Tax: \$15.50

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Fifteen Thousand One Hundred Twenty-Two Dollars and 04/100 ( \$15,122.04 )** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Bruce W. McKnight, as Personal Representative** of the **ESTATE OF JETTIE MCKNIGHT**, deceased, Shelby County Probate Case No.: PR-2014-000673 (the "Estate"), **VERONICA M. GREEN**, a married woman, **YOLANDA EVETTE MCKNIGHT**, an unmarried woman, and **DONALD MITCHELL MCKNIGHT**, a married man (hereinafter grantor, whether one or more), do hereby grant, bargain, sell, and convey unto **BRUCE W. MCKNIGHT**, an individual, all of Grantor's right, title and interest in and to the following described real estate, situated in **Shelby County, Alabama** to wit:

Commence at the northwest corner of the NW1/4 of the SE1/4 of Section 36, Township 20 south, Range 3 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section a distance of 667.86' to a point, Thence turn a deflection angle of 88 deg. 03 min. 20 sec. left and run easterly a distance of 401.55' to the point of beginning of the property being described, Thence continue along last described course a distance of 260.60' to a point, Thence turn a deflection angle of 87 deg. 57 min. 52 sec. right and run southerly a distance of 335.16' to a point, Thence turn a deflection angle of 92 deg. 09 min. 04 sec. right and run westerly a distance of 260.00' to a point, Thence turn a deflection angle of 87 deg. 44 min. 35 sec. right and run northerly a distance of 334.65' to the point of beginning, containing 2.0 acres and marked on each corner with a steel pin. Property is subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record or applicable law.

Subject to easements, restrictions and rights-of-way and encumbrances of record.

Subject to local zoning, subdivisions and other restrictions and ordinances, if any.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS

INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever.

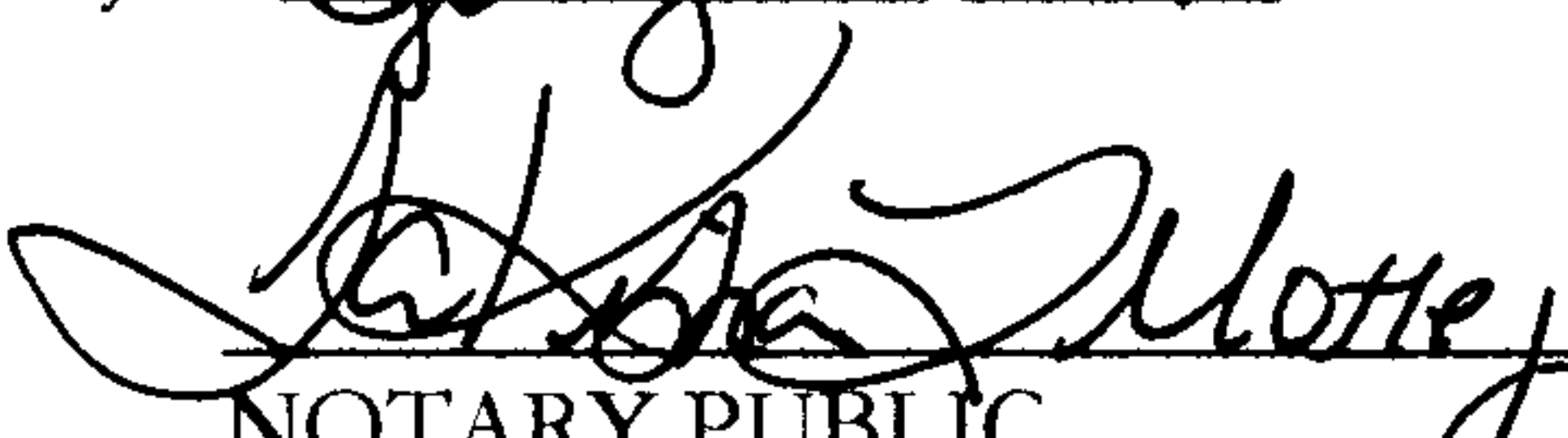
**IN WITNESS WHEREOF**, the Grantors have executed this conveyance on this the 8<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
**Bruce Wayne McKnight,**  
**as Personal Representative of**  
**The Estate of Jettie McKnight**

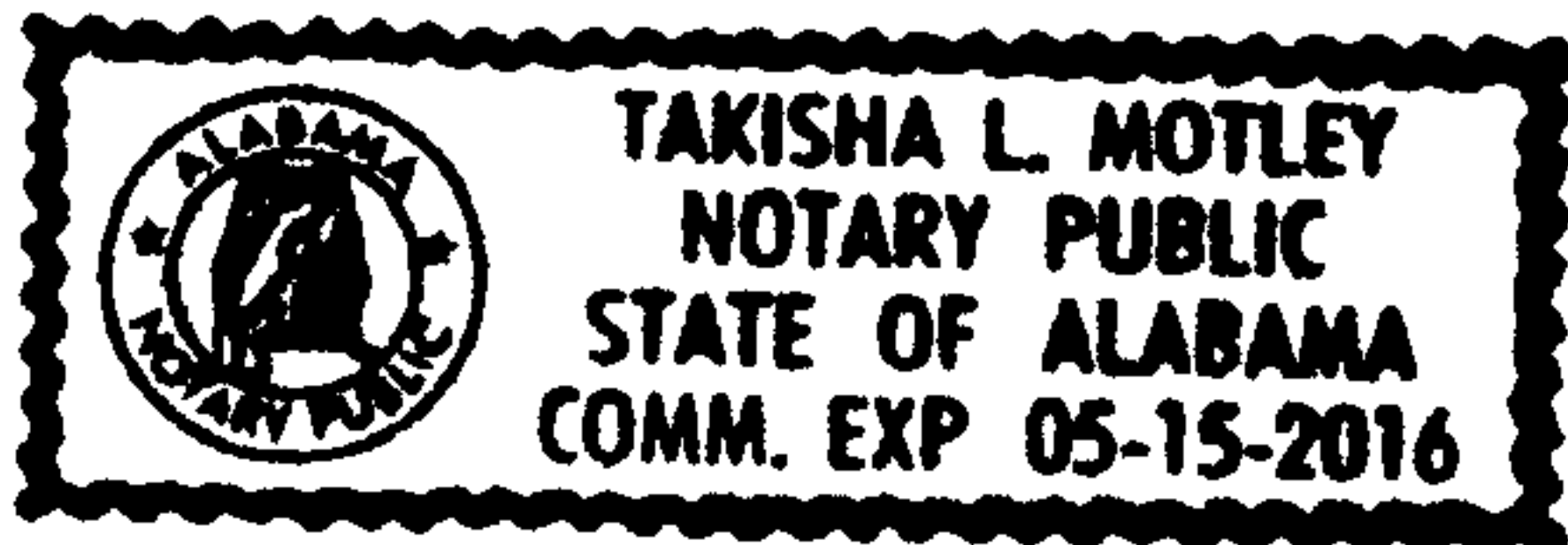
STATE OF ALABAMA                    )  
  :  
Shelby COUNTY                    )


Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bruce Wayne McKnight, as Personal Representative of the Estate of Jettie Evans McKnight, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, he executed the same voluntarily in said capacity.

Subscribed and sworn to before me this the 8<sup>th</sup> day of July, 2015.

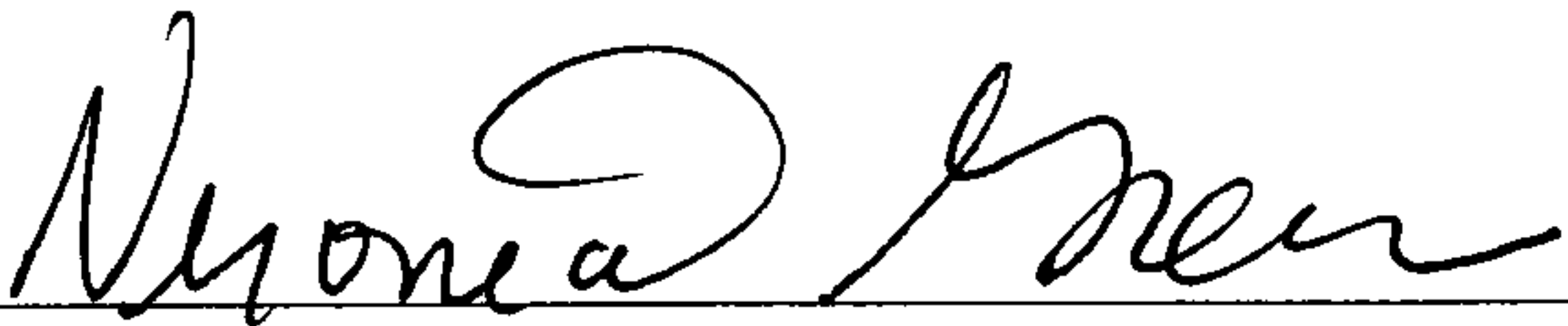
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 5/15/2016

[NOTARIAL SEAL]



  
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Veronica M. Green

STATE OF ALABAMA           )  
   :  
Jefferson COUNTY        )


Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Veronica M. Green, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Subscribed and sworn to before me this the 9 day of July, 2015.

[NOTARIAL SEAL]

  
NOTARY PUBLIC  
My Commission Expires: 10/2/16

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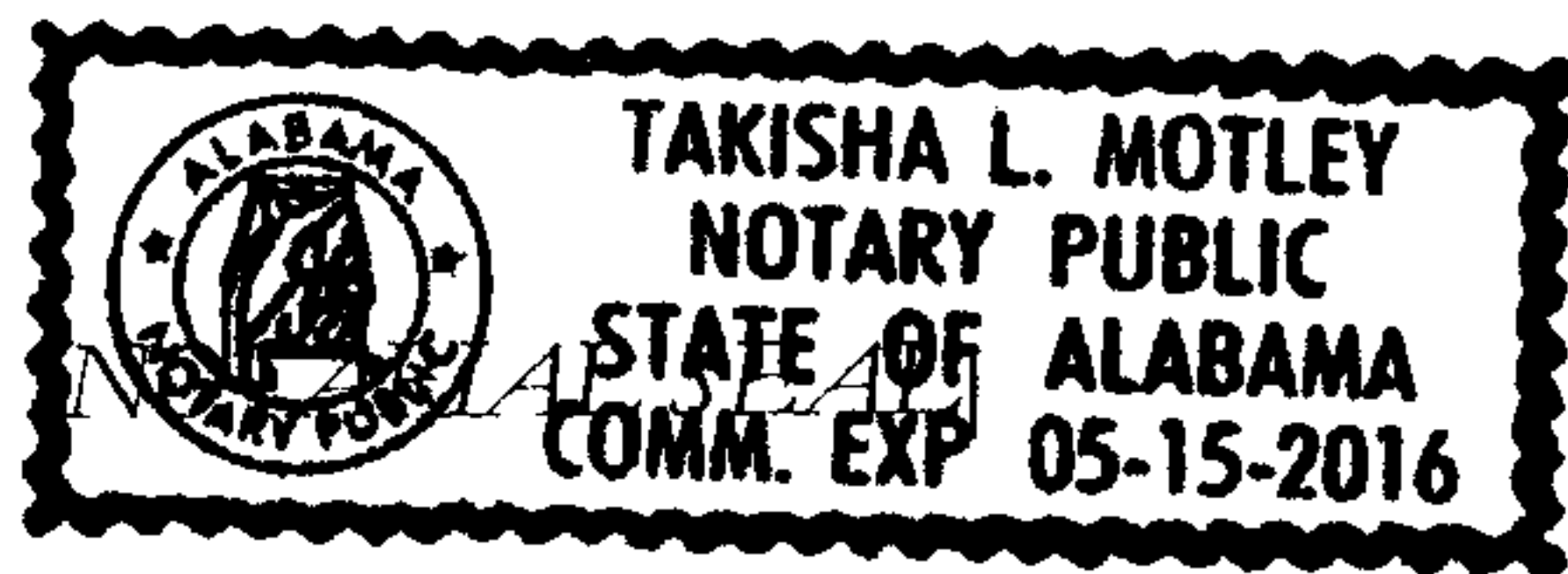


Yolanda Evette McKnight  
Yolanda Evette McKnight

STATE OF ALABAMA )  
Shelby COUNTY )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Yolanda Evette McKnight, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Subscribed and sworn to before me this the 10<sup>th</sup> day of July, 2015.



Takisha Motley  
NOTARY PUBLIC  
My Commission Expires: 5/15/2016

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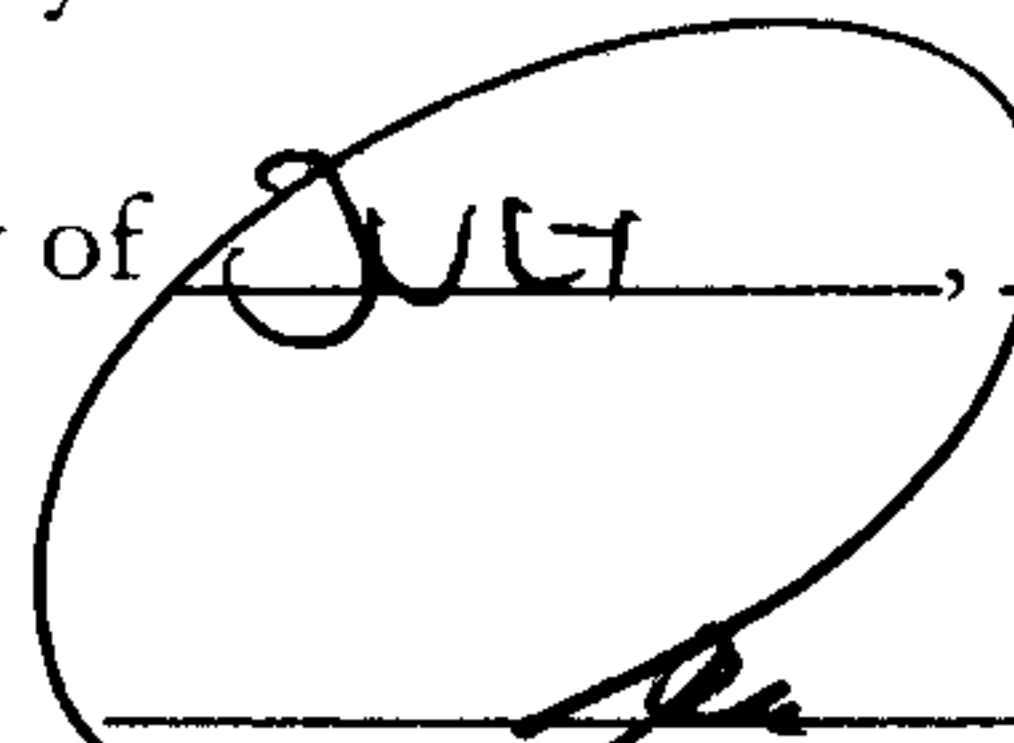
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

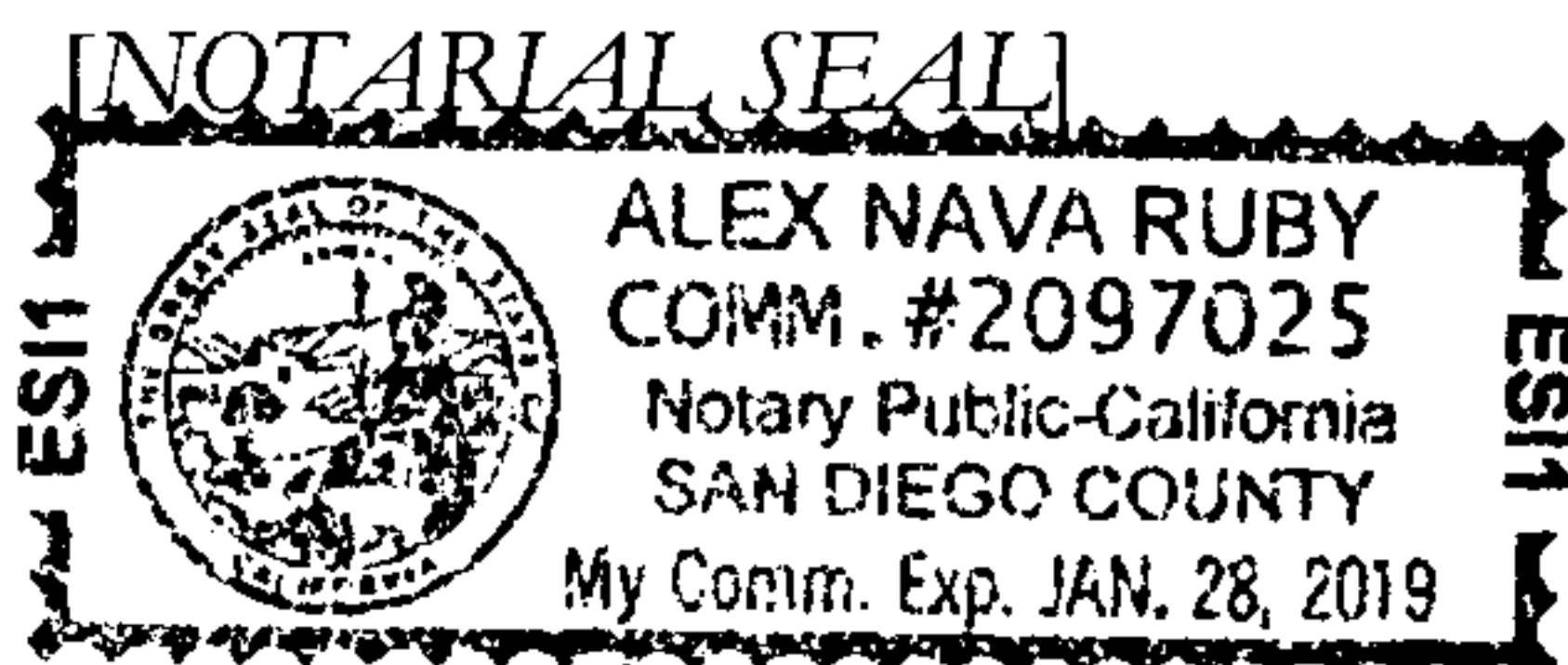
 7/8/15  
Donald Mitchell McKnight

STATE OF CALIFORNIA )  
: )  
SAN DIEGO COUNTY )


Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald Mitchell McKnight, whose name (is) signed to the foregoing conveyance and who (is) ~~known to me~~, acknowledged before me on this date that, being informed of the contents thereof, he executed the same voluntarily.

Subscribed and sworn to before me this the 8 day of JULY, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 01/28/2019



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# Real Estate Sales Validation Form

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

Grantor's Name Bruce W. McKnight, as Personal Representative  
Mailing Address Estate of Jettie Evans McKnight  
102 4th Place NE  
Alabaster, AL 35007

Grantee's Name Bruce W. McKnight  
Mailing Address 102 4th Place NE  
Alabaster, AL 35007

Property Address 134 Baretree Lane  
Alabaster, AL 35007

Date of Sale 7/8/15  
Total Purchase Price \$ 15,122.04

or  
Actual Value \$

or  
Assessor's Market Value \$



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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 7/8/15

Print Christopher S. Hamer

       Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**