

This Instrument was Prepared by:

Send Tax Notice To: Larry Knott
Donna Knott
5417 Caldwell Mill Road
Birmingham, AL 35242

Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Cynthia Harcourt and R. David Harcourt, wife and husband, whose mailing address is 1156 Riverchase Parkway, Birmingham, AL 35244** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Larry Knott and Donna Knott, whose mailing address is 5417 Caldwell Mill Road, Birmingham, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is **633 Washboard Road, Columbiana, AL 35051**; to wit;

LOT 1 OF MOUNTAIN AIRE SUBDIVISION, RECORDED IN MAP BOOK 44, PAGE 21 THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°17'01"E, A DISTANCE OF 1077.95'; THENCE S75°51'01"W, A DISTANCE OF 458.49'; THENCE S05°28'07"W, A DISTANCE OF 961.51'; THENCE S88°34'47"E, A DISTANCE OF 236.40'; THENCE N45°10'23"W, A DISTANCE OF 87.01'; THENCE N88°30'28"W, A DISTANCE OF 147.38'; THENCE N24°42'05"E, A DISTANCE OF 227.10'; THENCE S89°51'10"E, A DISTANCE OF 194.67'; THENCE S21°22'36"W, A DISTANCE OF 209.24'; THENCE S45°02'46"E, A DISTANCE OF 50.74'; THENCE S44°54'17"W, A DISTANCE OF 56.95'; THENCE S88°30'54"E, A DISTANCE OF 82.72'; THENCE S89°48'13"E, A DISTANCE OF 211.86' TO THE POINT OF BEGINNING.

ALSO AND INCLUDING A 60' INGRESS/EGRESS AND UTILITY EASEMENT, LYING 30' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

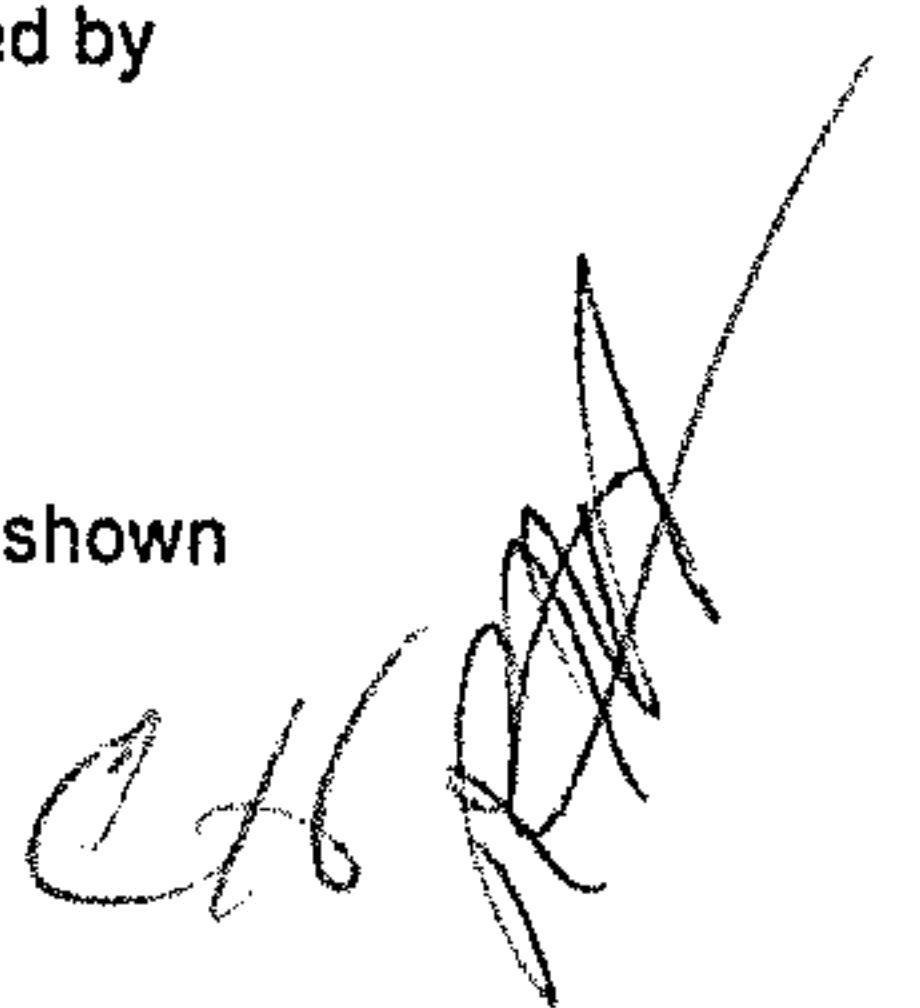
COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE N00°17'01"E, A DISTANCE OF 30.00' TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N89°48'13"W, A DISTANCE OF 224.53'; THENCE S44°54'17"W, A DISTANCE OF 40.90' TO A POINT ON AN EXISTING 60' EASEMENT, AS RECORDED IN DEED BOOK 304, PAGE 300, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND THE POINT OF ENDING OF SAID CENTERLINE.

Also an easement set out in Instrument 20140217000042640 a perpetual, non exclusive easement running with the land, for ingress, egress and utilities, as to the private paved road known, and presently located, as Washboard Road described in Deed Book 304, Page 300.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

1. All taxes for the year 2016 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.



5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
6. Subject to that certain easement for ingress, egress and utilities as set out on that survey by Rodney Shiflett dated February 3, 2014.
7. Easement to Alabama Power Company as recorded in Instrument 20140904000277850.
8. Reservation of easements as recorded in Instrument 20140217000042640.
9. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 44, Page 21.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of January, 2016.

Cynthia Harcourt
Cynthia Harcourt

R. David Harcourt
R. David Harcourt

State of Alabama

Shelby County

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General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Cynthia Harcourt, 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 the ^{26th} 29th day of January, 2016.

James Preston Harris III
Notary Public, State of Alabama

My Commission Expires: 3/4/2018

(Seal)

STATE OF Alabama

COUNTY OF Shelby

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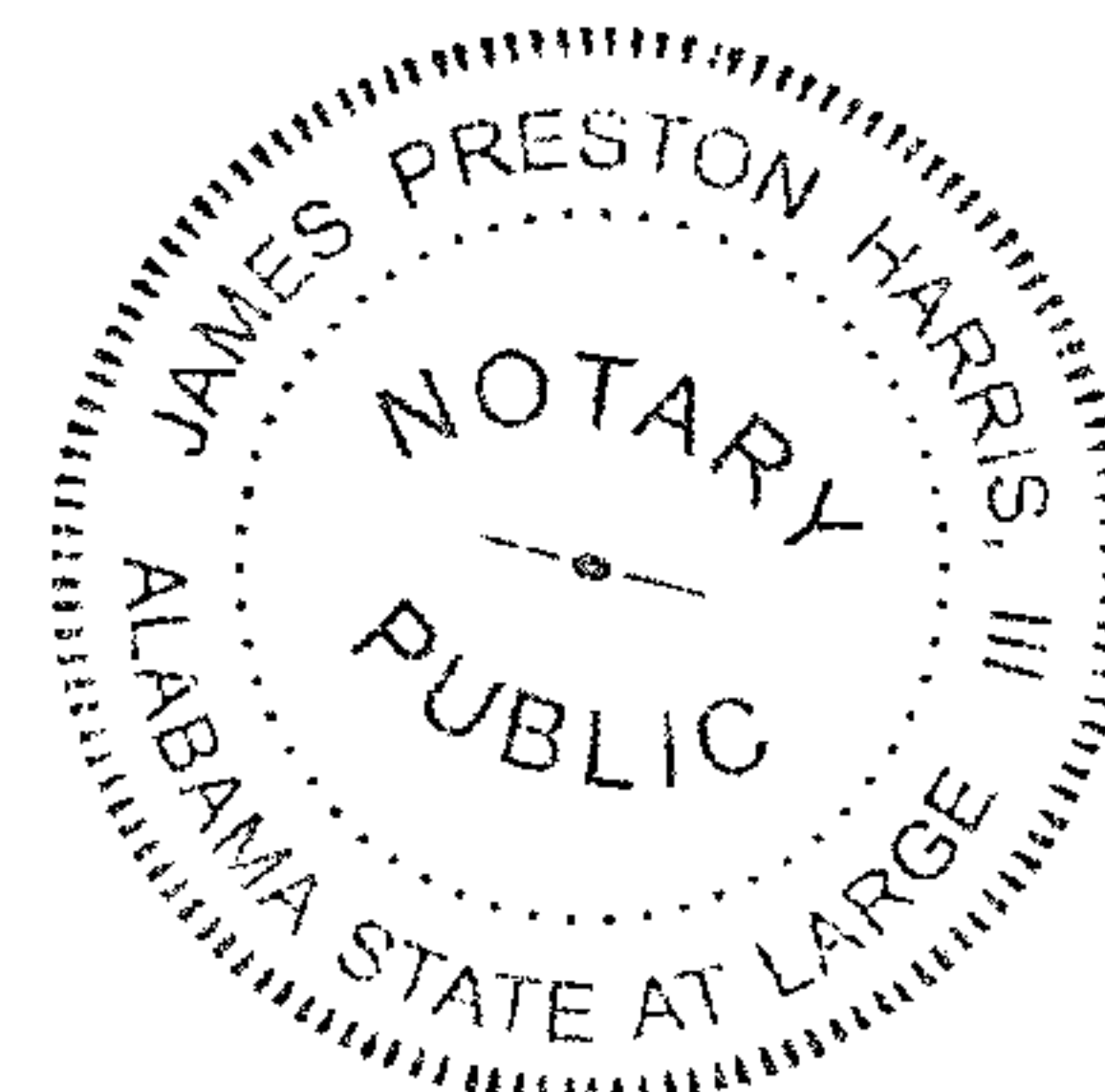
General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that R. David Harcourt, 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 the 29th day of January, 2016.

James Preston Harris III
Notary Public, State of Alabama

My commission expires: 3/4/2018
(Seal)



Real Estate Sales Validation Form

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

Grantor's Name	Cynthia Harcourt R. David Harcourt	Grantee's Name	Larry Knott Donna Knott
Mailing Address	1156 Riverchase Parkway Birmingham, Alabama 35244	Mailing Address	5417 Caldwell Mill Road Birmingham, Alabama 35242
Property Address	633 Washboard Road Columbiana, Alabama 35051	Date of Sale	January 29, 2016
		Total Purchase Price	\$110,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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.

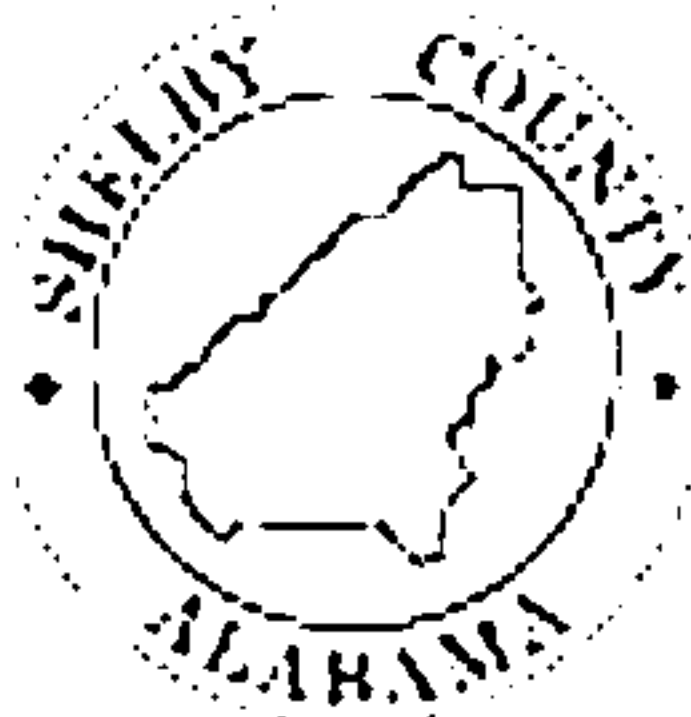
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	January 29, 2016	Print	R. David Harcourt
Unattested	(verified by)	Sign	R. David Harcourt
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2016 03:44:32 PM
\$130.00 CHERRY
20160201000032830

James W. Fuhrmeister