

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Alexandra L. White
4958 Meadow Brook Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Nine Thousand Eight Hundred Fifty and 00/100 Dollars (\$279,850.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, STEPHEN B. JONES, as Trustee of the Vernon J. Knight Testamentary Trust created under the Will of Vernon J. Knight, deceased, Probate Case No. 2014-000058, STEPHEN B. JONES, as Personal Representative of the Estate of Vernon J. Knight, deceased, Probate Case No. 2014-000058 (1/2 interest) and ANNA M. KNIGHT, unmarried (1/2 interest) (herein referred to as GRANTORS), do grant, bargain, sell and convey unto ALEXANDRA L. WHITE (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 72, according to the Survey of Meadow Brook Second Sector First Phase, as recorded in Map Book 7, page 65, in the Probate Office of Shelby County, Alabama.

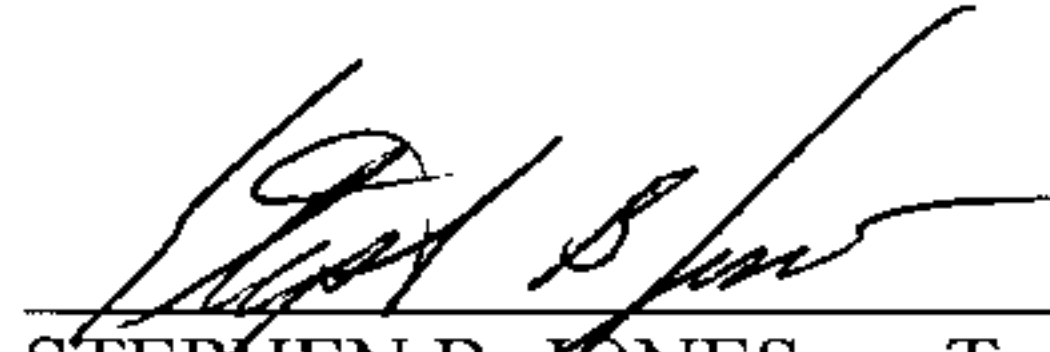
Two Hundred Fifty One Thousand Five Hundred Eight Five and 00/100 Dollars (\$251,585.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Anna M. Knight is one and the same person as Anna Faye McKay Knight.

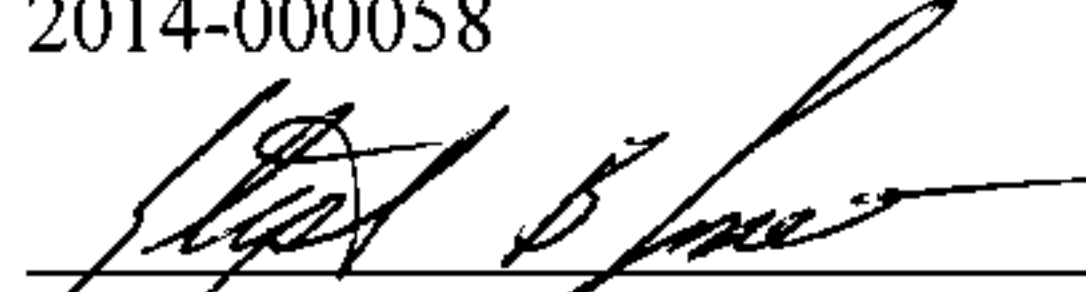
Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my 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.

Dated this the 27th day of January, 2017.



STEPHEN B. JONES, as Trustee of the Vernon J. Knight Testamentary Trust created under the Will of Vernon J. Knight, deceased, Probate Case No. 2014-000058



STEPHEN B. JONES, as Personal Representative of the Estate of Vernon J. Knight, deceased, Probate Case No. 2014-000058 (1/2 interest)

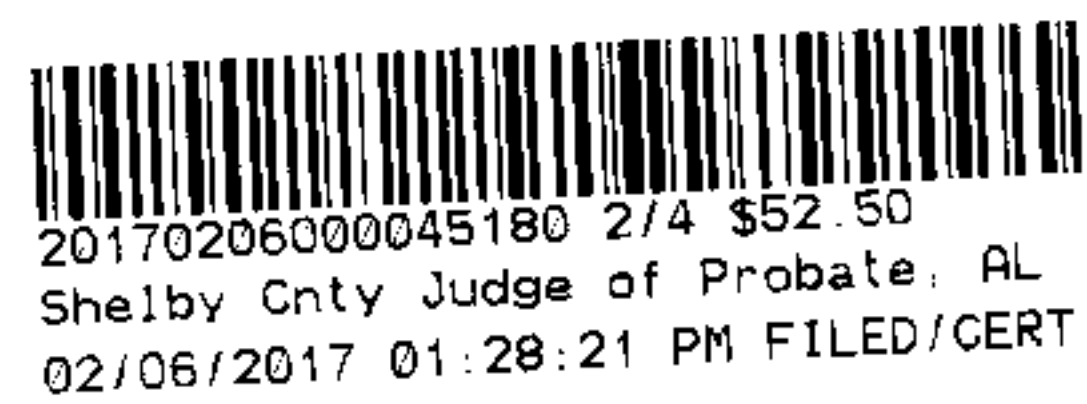
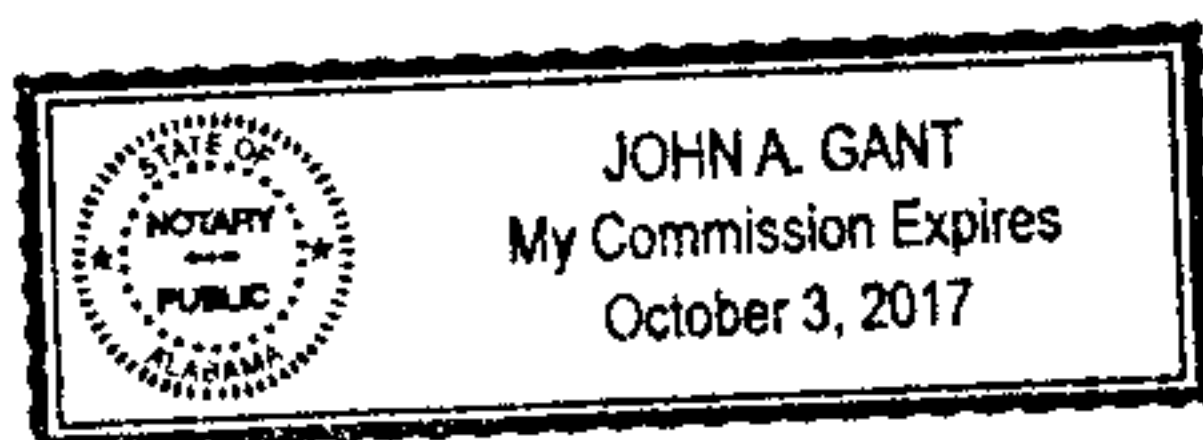
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that STEPHEN B. JONES, as Trustee of the Vernon J. Knight Testamentary Trust created under the Will of Vernon J. Knight, deceased, Probate Case No. 2014-000058, STEPHEN B. JONES, as Personal Representative of the Estate of Vernon J. Knight, deceased, Probate Case No. 2014-000058 (1/2 interest), 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 30th day of January, 2017.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017



Dated this 30th day of January, 2017.

ANNA M. KNIGHT by Geoffrey F. Knight, her attorney-in-fact

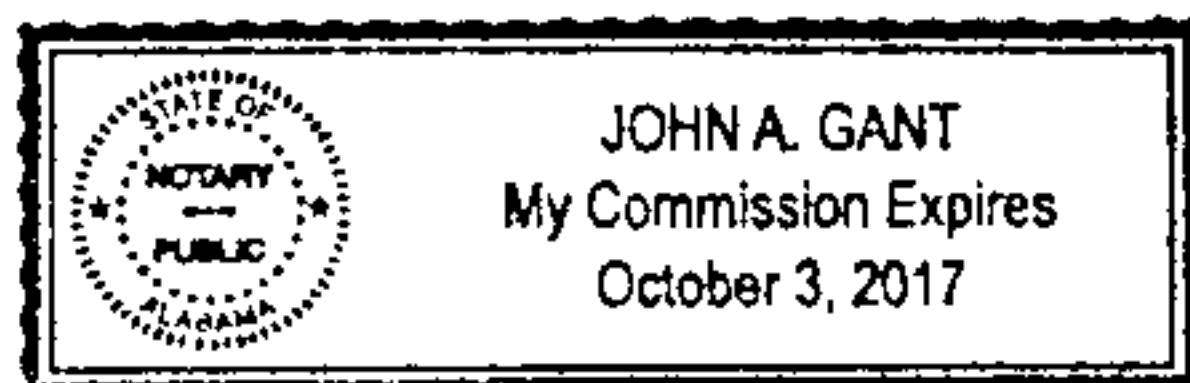
ANNA M. KNIGHT (1/2 interest)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that GEOFFREY F. KNIGHT, whose name as Attorney-in-Fact for ANNA M. KNIGHT 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, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2017.

JAGant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017



20170206000045180 3/4 \$52.50
Shelby Cnty Judge of Probate, AL
02/06/2017 01:28:21 PM FILED/CERT

Shelby County, AL 02/06/2017
State of Alabama
Deed Tax: \$28.50

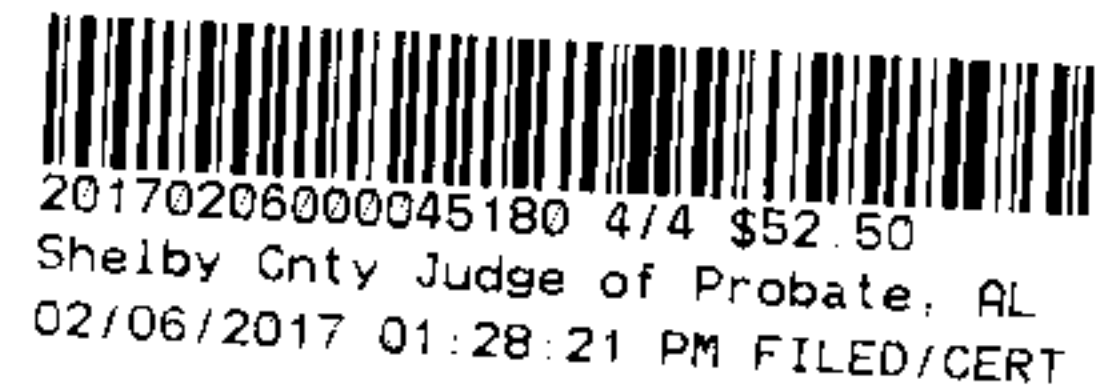
Real Estate Sales Validation Form

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

Grantor's Name	<u>Anna M. Knight/Vernon Knight Trust</u>	Grantee's Name	<u>Alexandra L. White</u>
Mailing Address	<u>3124 Spruce Dr.</u> <u>Hoover, AL 35226</u>	Mailing Address	<u>4958 Meadow Brook Way</u> <u>Birmingham, AL 35242</u>
Property Address	<u>4958 Meadow Brook Way</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>1/30/17</u>
		Total Purchase Price	\$ <u>279,850.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Other



* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 1/30/17

Print John A. Gant

Sign

John A. Gant
(Owner / Agent) circle one