

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
James C. Lavender, II  
406 Highway 480  
Vandiver, AL 35176

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Five Hundred Five Thousand and 00/100 (\$505,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Johnnie R. Knight, an unmarried woman, as to a ½ undivided interest and Benjamin Harris Knight, Jr., as Trustee of the Residuary Trust Created by the Estate of Benjamin H. Knight, Probate Case No. 2012-000179, known as Benjamin H. Knight Family Trust, as to a ½ undivided interest**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **James C. Lavender, II**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel I:

Commencing at a 1" rebar found at a fence corner at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 18 South, Range 1 East, said point being the POINT OF BEGINNING; thence N 8932'57" W a distance of 236.82' to a fence corner; thence S 0032'16" W a distance of 554.25' to a fence corner; thence S 7418'02" W a distance of 627.93' to a fence corner on the East right-of-way of Highway 25; thence leaving said right-of-way N 0521'11" E a distance of 390.41' to a fence corner; thence N 5209'49" W a distance of 186.93' to a fence corner; thence N 2034'44" E a distance of 241.52' to a fence corner; thence N 8932'45" W a distance of 450.08' to a 2" open top pipe found at a fence corner; thence N 0028'20" E a distance of 776.33' to a 1/2" rebar found on the South right-of-way of County Road 480; thence along said right-of-way, with a curve turning to the left, with an arc length of 591.59', with a radius of 1912.52', with a chord bearing of N 6534'04" E, with a chord length of 589.24'; thence continue along said right-of-way N 5642'23" E a distance of 191.39'; thence continue along said right-of-way, with a curve turning to the right, with an arc length of 627.41', with a radius of 1065.81', with a chord bearing of N 7334'14" E, with a chord length of 618.39'; thence continue along said right-of-way S 8933'55" E a distance of 34.02' to a 2" open top pipe found at a fence corner; thence S 0018'39" W a distance of 1310.51' to the POINT OF BEGINNING; containing 42.10 acres, more or less.

Parcel II:

Lot 1, according to the Survey of Roost Tree Subdivision, being recorded in Map Book 41, Page 85, in the Probate Office of Shelby County, Alabama.

NOTE: LEGAL DESCRIPTION FOR PARCEL I ALSO INCLUDES PARCEL II

Subject To:  
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of May, 2017.

  
\_\_\_\_\_  
Johnnie R. Knight

By:   
\_\_\_\_\_  
Benjamin H. Knight, Jr.  
her attorney-in-fact

Benjamin Harris Knight, Jr. as Trustee of  
the Residuary Trust Created by the Estate  
of Benjamin H. Knight, Probate Case No.  
2012-000179, known as Benjamin H. Knight  
Family Trust

By:   
\_\_\_\_\_  
Benjamin Harris Knight, Jr.  
As Trustee

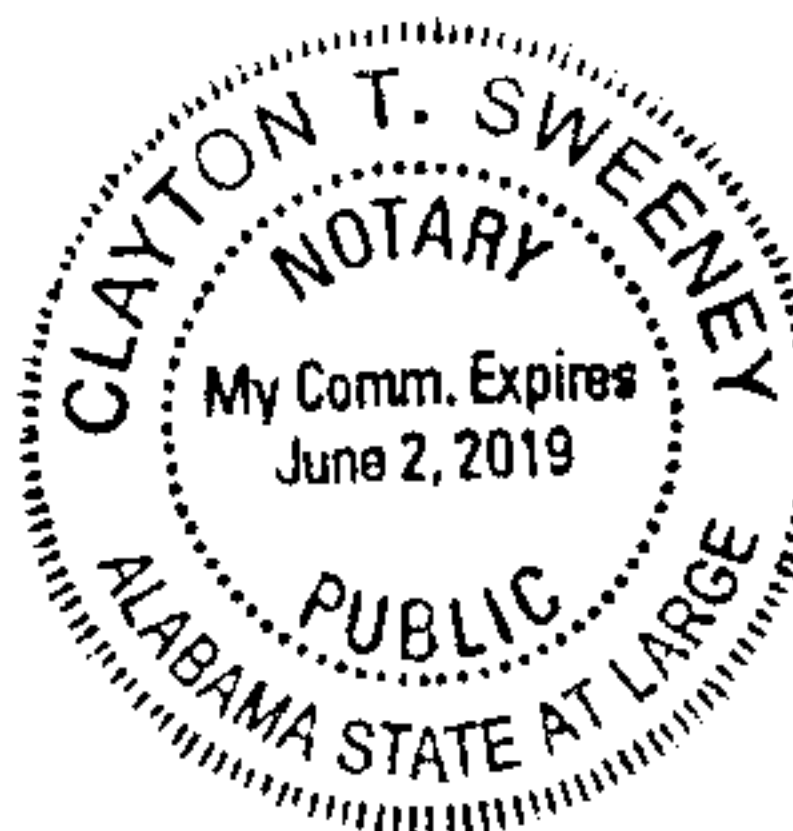
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Benjamin H. Knight, Jr. as Attorney-in-Fact for Johnnie R. Knight, an unmarried woman, under Durable Power of Attorney recorded in Instrument # \_\_\_\_\_, 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, acting in his capacity as attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of May, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019



STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Benjamin Harris Knight, Jr. as Trustee of the Residuary Trust Created by the Estate of Benjamin H. Knight, Probate Case No. 2012-000179, known as Benjamin H. Knight Family Trust, 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, acting in his capacity as such Trustee and with fully authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of May, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019



  
20170523000180220 2/3 \$526.00  
Shelby Cnty Judge of Probate, AL  
05/23/2017 02:07:49 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	Johnnie R. Knight, as to a 1/2 undivided interest and Benjamin Harris Knight, Jr., as Trustee of the Residuary Trust Created by the Estate of Benjamin H. Knight, Probate Case No. 2012-000179, known as Benjamin H. Knight Family Trust, as to 1/2 undivided interest	Grantee's Name	James C. Lavender, II
Mailing Address	3296 Windsor Ridge South Williamsburg, VA 23188	Mailing Address	406 Highway 480 Vandiver, AL 35176
Property Address	406 Highway 480 Vandiver, AL 35176	Date of Sale	May 10, 2017
		Total Purchase Price	\$ 505,000.00
		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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other - property tax redemption       |
| <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 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 \_\_\_\_\_  
20170523000180220 3/3 \$526.00  
Shelby Cnty Judge of Probate, AL  
05/23/2017 02:07:49 PM FILED/CERT

Johnnie R. Knight

Print By: Benjamin H. Knight, Jr. Her Attorney in Fact

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one