

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
M & R Properties
8085 Hwy 26
Columbiana AL 35051

EASEMENT DEED



20170531000189420 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/31/2017 10:43:50 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Larry Knott and wife, Donna Knott**, grant, bargain, sell and convey unto, **M & R Properties** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Easement for ingress, egress and utilities to the following described property:

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, point also being the SE Corner of Lot 1 of Mountain Aire Subdivision, as recorded in Map Book 44, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama; thence N89°48'13"W, a distance of 211.86'; thence N88°30'54"W, a distance of 82.72' to the POINT OF BEGINNING OF SAID EASEMENT; thence N45°10'23"W, a distance of 44.46'; thence S11°24'37"E, a distance of 31.49'; thence S88°34'47"E, a distance of 24.66' to the POINT OF BEGINNING OF SAID EASEMENT.

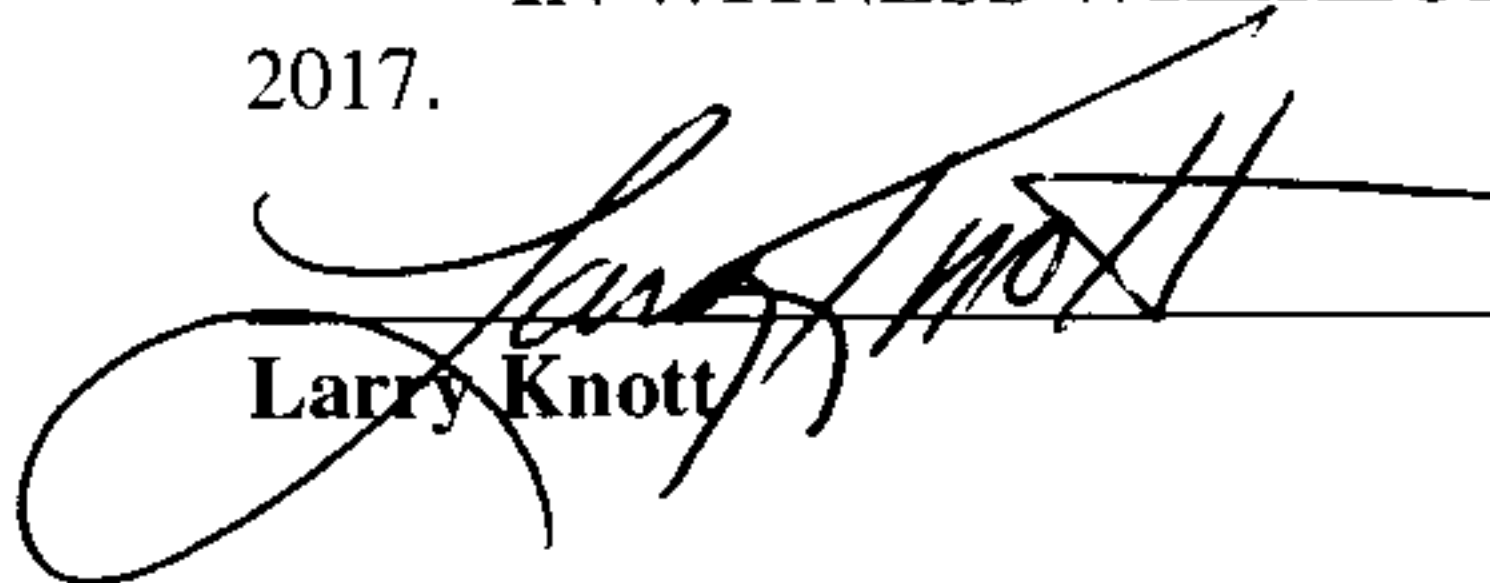
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of May, 2017.


Larry Knott

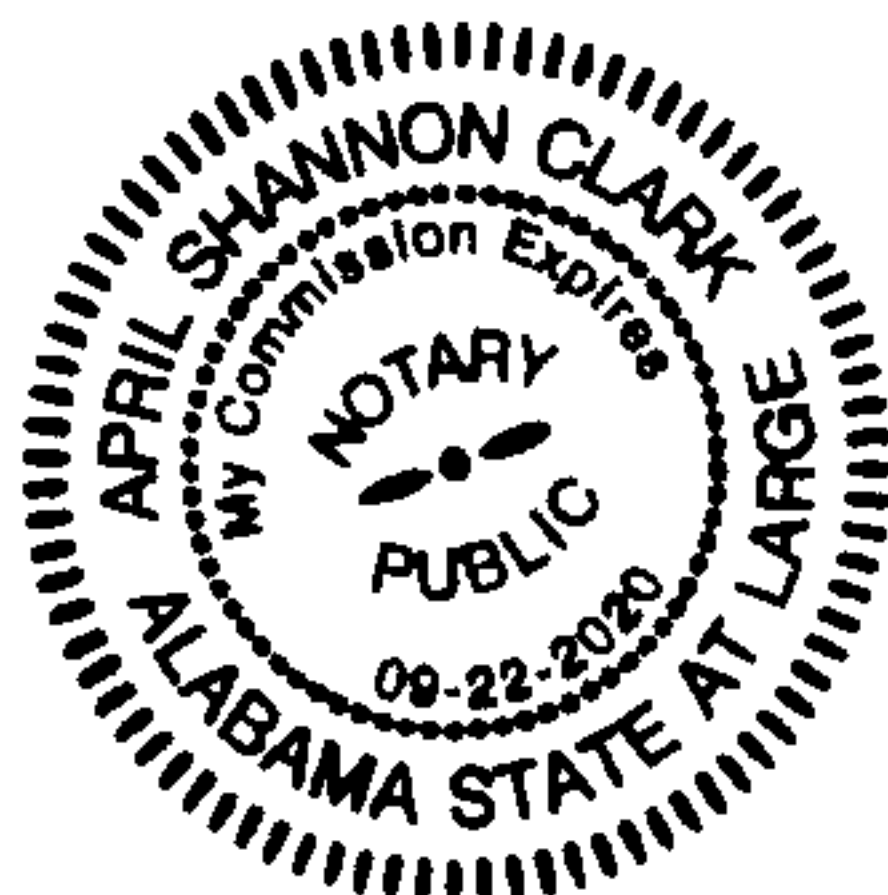

Donna Knott

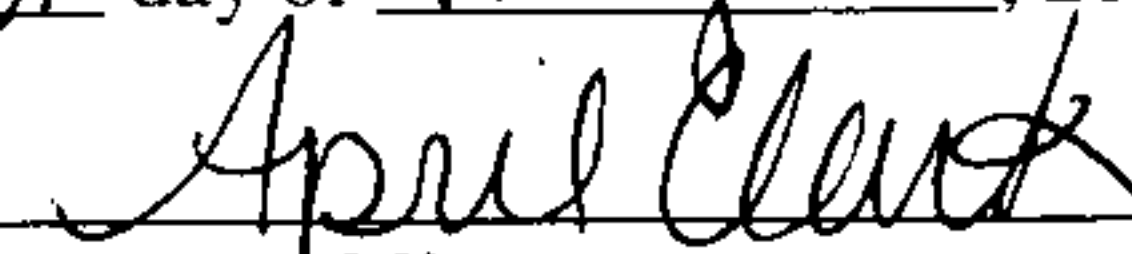
STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 05/31/2017
State of Alabama
Deed Tax \$.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry Knott and Donna Knott**, 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 22nd day of May, 2017.




Notary Public
My Commission Expires: 9/22/2020

Real Estate Sales Validation Form

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

Grantor's Name Larry Knott
Mailing Address Washboard Rd
Columbiana AL 35051

Grantee's Name M+R Properties
Mailing Address 8085 Hwy 26
Columbiana AL 35051

Property Address Washboard Rd
Columbiana

Date of Sale 5/22/17
Total Purchase Price \$
or
Actual Value \$ 500.00
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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other


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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 _____

Print Mike T. Atchison

☐ Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1