

This instrument was prepared by:  
Mary Stewart Nelson  
400 Century Park South, #224  
Birmingham, AL 35226

Send tax notice to:  
Joshua S. Williams and Brantley Warren  
311 19th St.  
Calera, AL 35040

**State of Alabama**  
**County of Shelby**

**20170616000213470**  
**06/16/2017 01:32:57 PM**  
**DEEDS 1/3**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Barbara N. McKee** a single woman, **Earnest R. McKee**, a married man, **James. E. McKee**, a single man and **Daryl Knight, a married man, in his representative capacity as Power of Attorney for Shelby E. Knight** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joshua S Williams and Brantley Warren, married husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

311 19th Street, Calera, AL 35040

**Legal Description: Lots 9 and 10, Block 90, according to the Survey of J.H. Dunstan's Map and Survey of the Town of Calera, being situated in Shelby County, Alabama.**

Subject to taxes for the year 2017 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$152,192.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

Be it known tht the real property described in "Exhibit A" is not the homestead of Earnest R. McKee, James E. McKee, Shelby E. Knight, or her spouse Daryl Knight. The real property is the homestead of only Barbara N. McKee, a single woman.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, we have hereunto set our hands and seals this the 15th day of June, 2017.

*Barbara N McKee*

Barbara N McKee

*Earnest R McKee*

Earnest R McKee

*James E. McKee*

James E. McKee

*Daryl Knight as Power of Attorney for Shelby E. Knight*

Daryl Knight as Power of Attorney for Shelby E. Knight

*M Knight*

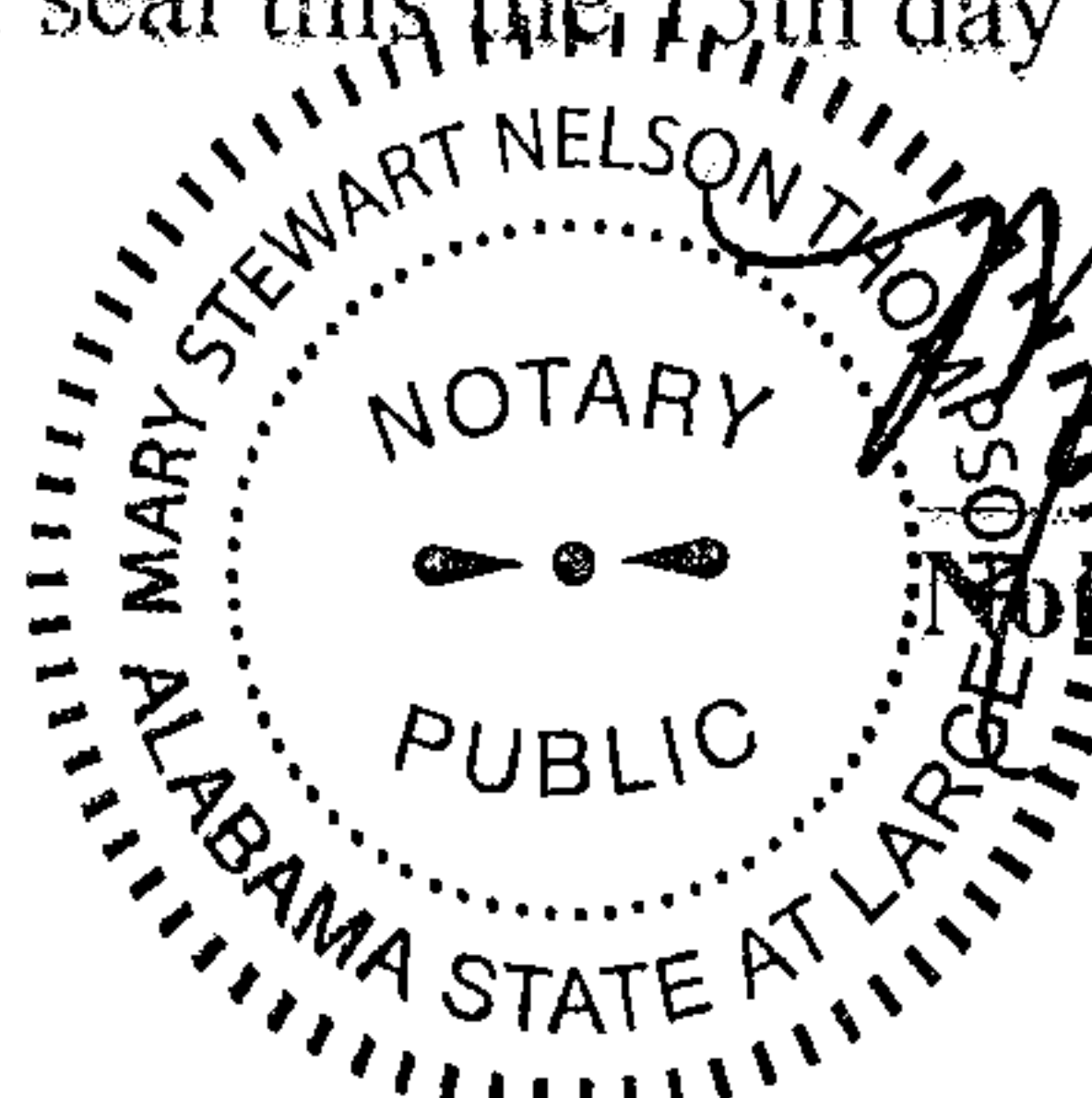
*in his representative capacity*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Barbara N McKee and Earnest R McKee, James. E. McKee and Daryl Knight as Power of Attorney for Shelby E. Knight whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

*in his representative capacity*

Given under my hand and official seal this the 15th day of June, 2017.



*Mary Stewart Nelson Thompson*  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Daryl Knight  
Mailing Address 2074 Timberline Dr.  
Calera AL 35040

Grantee's Name Josh Williams + Brantley Warren  
Mailing Address 311 19th St.  
Calera, AL 35040

Property Address 311 19th St.  
Calera AL 35040

Date of Sale 6-15-17  
Total Purchase Price \$ 155,000.00

or  
Actual Value \$

20170616000213470 06/16/2017 01:32:57 PM DEEDS 3/3 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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☒ 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 6-15-17

Print Mary Stewart Nelson Thompson

Sign Mary Stewart Nelson Thompson

(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  
06/16/2017 01:32:57 PM  
\$24.00 CHERRY  
20170616000213470

(verified by)

*[Signature]*