

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-17-23882

Send Tax Notice To: Moises Heredia
Bertha A. Heredia

1402 Adams St
Pelham, AL 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby


20170627000229840 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
06/27/2017 01:40:18 PM FILED/CERT

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael Edward Knight and Joan Marie Knight**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Moises Heredia and Bertha A. Heredia**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

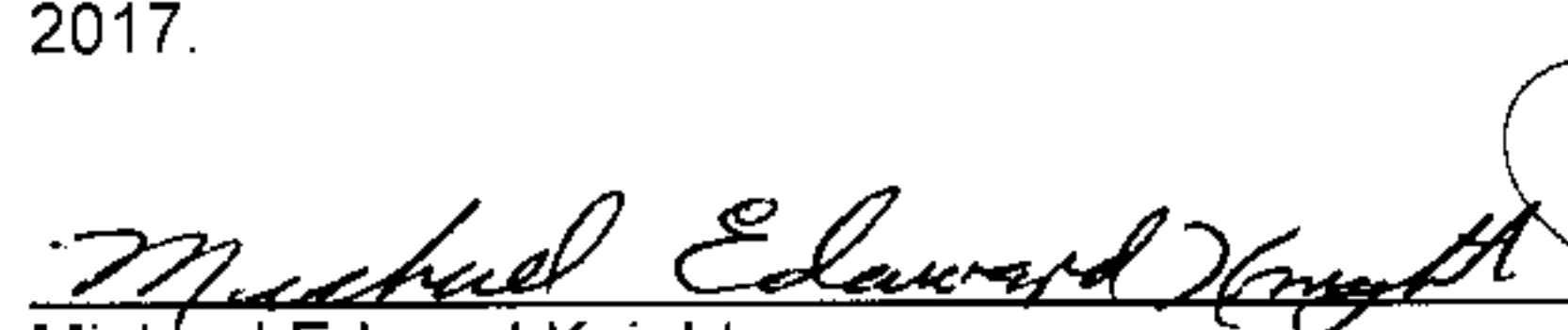
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

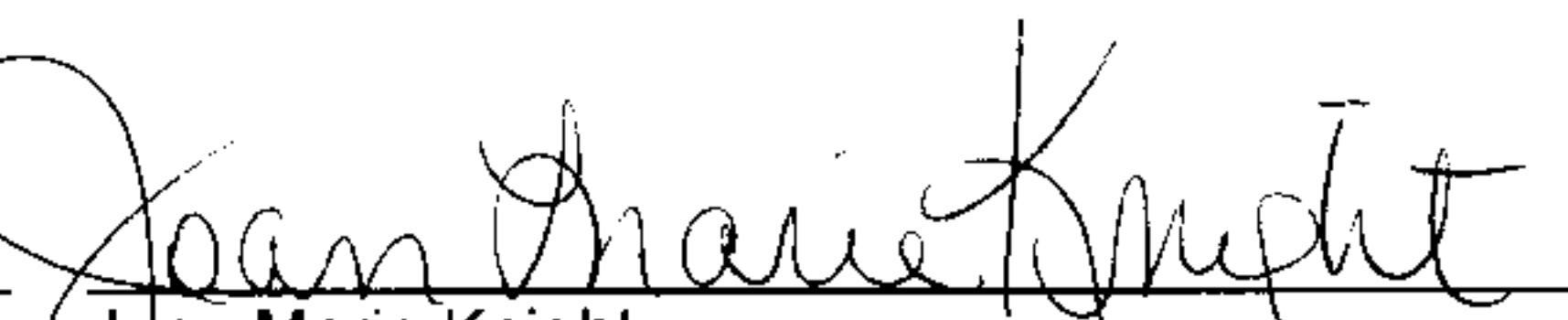
\$180,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of June, 2017.


Michael Edward Knight

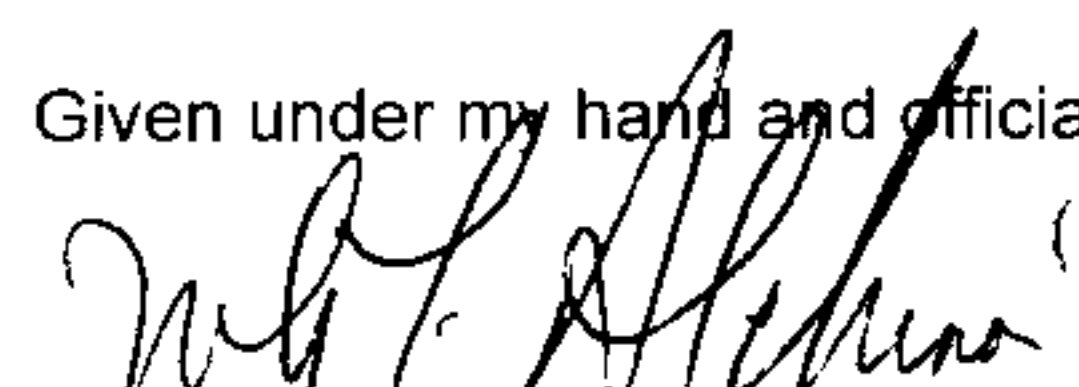

Joan Marie Knight

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael Edward Knight and Joan Marie Knight, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 06/27/2017
State of Alabama
Deed Tax: \$20.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Part of the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West; Commence for the point of beginning at the SE corner of Lot 6, Block 2, Brookfield First Sector, as recorded in Map book 5, Page 125, of the Shelby County Probate Records; run thence South 00 degrees 02 minutes 03 seconds East for 166.33 feet; run thence North 79 degrees 08 minutes 16 seconds East for 86.54 feet; run thence North 00 degrees 02 minutes 03 seconds West for 190.0 feet; run thence North 64 degrees 10 minutes 30 seconds West for 37.54 feet; run thence South 60 degrees 28 minutes 15 seconds West for 4.56 feet; run thence South 41 degrees 07 minutes 16 seconds for 71.79 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

Commence at the SE corner of Lot 6, Block 2, Brookfield First Sector as recorded in Map Book 5, Page 125, of the Shelby County Probate Records; run thence South 00 degrees 02 minutes 03 seconds East for 166.33 feet for the point of beginning; run thence North 79 degrees 08 minutes 16 seconds East for 86.54 feet; run thence North 00 degrees 02 minutes 03 seconds West for 37.00 feet; run thence South 57 degrees 53 minutes 46 seconds West for 100.31 feet to the point of beginning.

PARCEL II:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Lot 7, Block 2, of Brookfield, First Sector as recorded in Map Book 5, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 00 degrees 02 minutes 03 seconds East a distance of 60.00 feet to a point on the South right of way of Adams Street; thence run North 57 degrees 53 minutes 56 seconds East 100.30 feet; thence run North 00 degrees 02 minutes 03 seconds West a distance of 66.00 feet to the point of beginning; thence run North 41 degrees 10 minutes 58 seconds East a distance of 21.66 feet; thence run North 08 degrees 33 minutes 20 seconds East a distance of 59.95 feet; thence run North 64 degrees 10 minutes 13 seconds West a distance of 28.12 feet; thence run South 00 degrees 02 minutes 03 seconds East a distance of 87.09 feet to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Michael Edward Knight
Joan Marie Knight

Mailing Address 331 Hwy 36 Chelsea
35043

Property Address 1402 Adams St.
Pelham, AL 35124

Grantee's Name Moises Heredia
Bertha A. Heredia

Mailing Address 1402 Adams St
Pelham AL 35124

Date of Sale June 26, 2017
Total Purchase Price \$200,000.00

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)

☐ 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 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 June 26, 2017

Print Michael Edward Knight

Unattested

(verified by)

Sign Michael E. Knight
(Grantor/Grantee/Owner/Agent) circle one