

Send tax notice to:
KATHRYN L. GILBERT
182 NARROWS PEAK CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2017406

WARRANTY DEED

20170802000278040
08/02/2017 12:01:05 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand and 00/100 Dollars (\$199,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID L KNIGHT and LINDSAY P KNIGHT f/k/a LINDSAY N. PATTON, husband and wife, **whose mailing address is:** 1303 Eagle Park Rd, Birmingham AL 35242 (hereinafter referred to as "Grantors") by KATHRYN L. GILBERT **whose property address is:** 182 NARROWS PEAK CIRCLE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with a rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Transmission Line Permits granted to Alabama Power Company recorded in Official Records Book 109, Page 70 and Book 145, Page 22 of the Probate Records of Shelby County, Alabama.
4. Easement granted to Alabama Gas Corporation recorded in Official Records Instrument 2000-1818, of the Probate Records of Shelby County, Alabama.
5. Assignment of Developers Rights and Obligations for The Narrows recorded in Official Records Instrument 2000-40514, of the Probate Records of Shelby County, Alabama.

6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 2000-17136, Instrument 2000-36696, Instrument 2000-9755, Instrument 2001-38328, Instrument 20020905000424180, Instrument 20021017000508250, Instrument 20030716000450980, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

LINDSAY P KNIGHT AND LINDSAY N. PATTON ARE ONE AND THE SAME PERSON.


\$189,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 31st day of July, 2017.

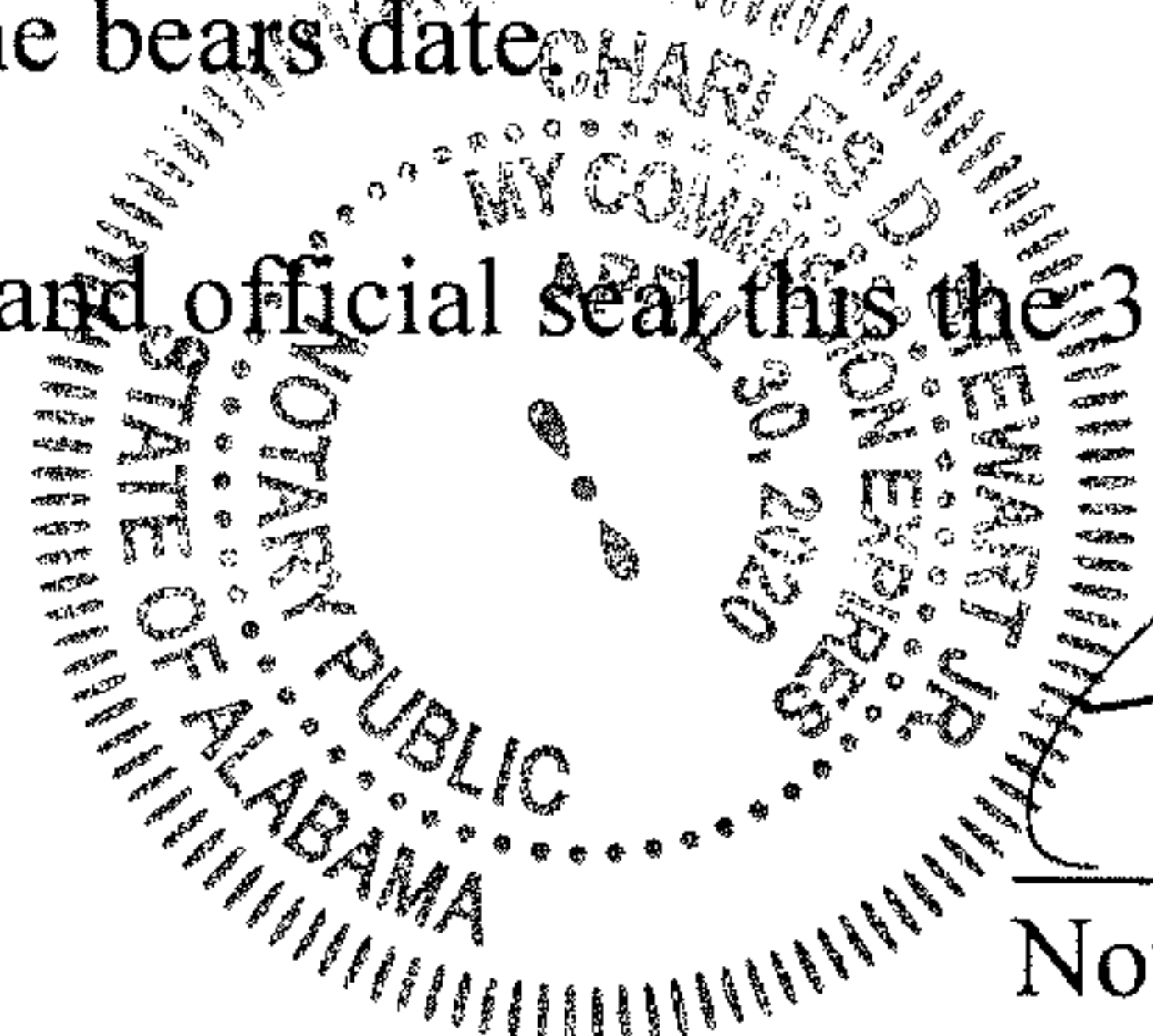

DAVID L KNIGHT

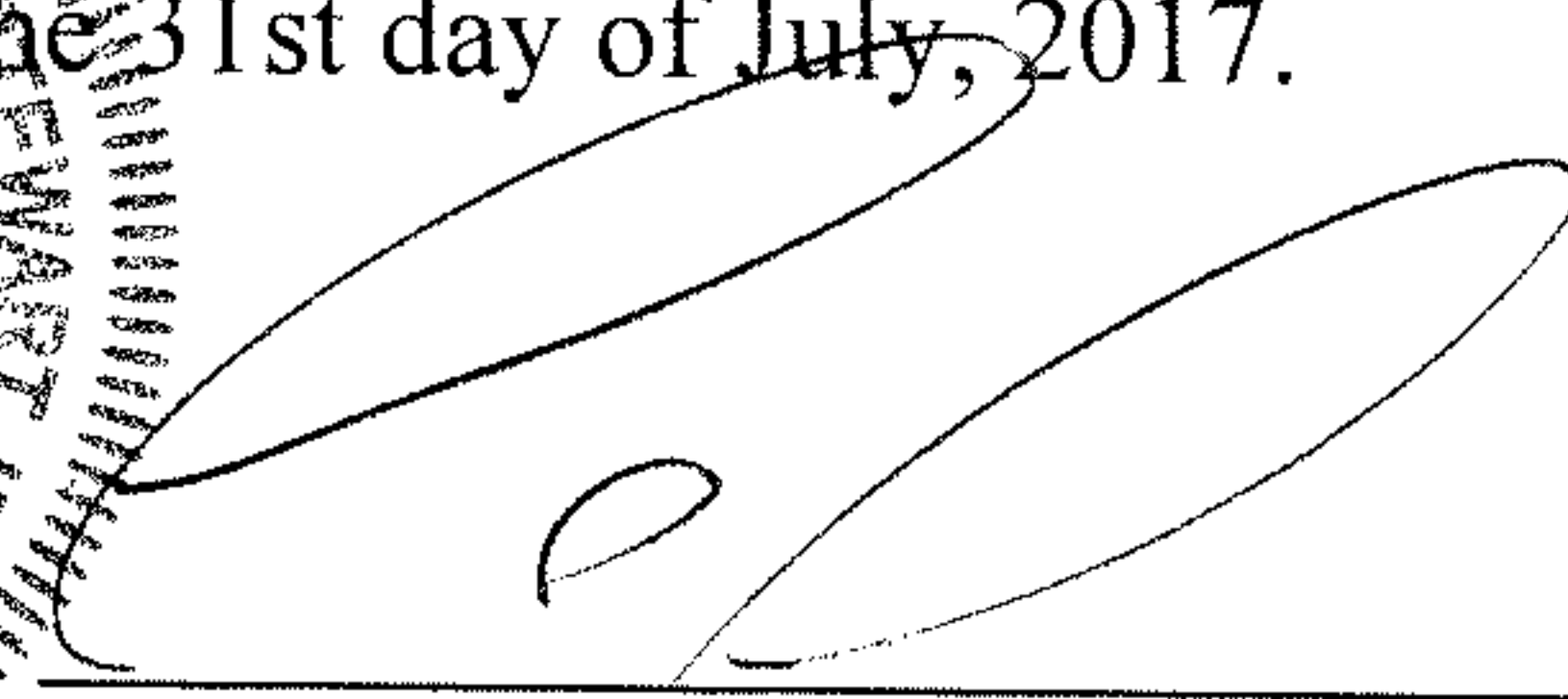

LINDSAY P KNIGHT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID L KNIGHT and LINDSAY P KNIGHT whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2017.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2017 12:01:05 PM
\$28.00 CHERRY
20170802000278040

