

This instrument prepared by:  
Mike Galloway  
931 Sharit Avenue, Suite 113  
Birmingham, AL 35071

SEND TAX NOTICE TO:  
Jeffrey M. Falone and Laura T. Falone  
164 Auburn Rd.  
Indian Springs, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

20170920000342140

09/20/2017 11:09:49 AM

DEEDS 1/2

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Eighty-Two Thousand Three Hundred Thirty-Five And No/100 Dollars (\$282,335.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Katherine Knight Haley, as Personal Representative of The Estate of Shirley Bridges Knight, deceased, Shelby County, Probate Case #PR2016-000124 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey M. Falone and Laura T. Falone (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 11, in Second Sector, Spring Garden Estates, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**Shirley Knight is the surviving grantee from deed recorded in Deed Book 270 page 908. The other grantee Richard Knight having died on or about December 14, 2000.**

Subject to a third party mortgage in the amount of \$225,850.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on September 15, 2017.

**The Estate of Shirley Bridges Knight, deceased,  
Shelby County, Probate Case #PR2016-000124**

BY: Katherine Knight Haley, Personal Representative  
Katherine Knight Haley, Personal Representative

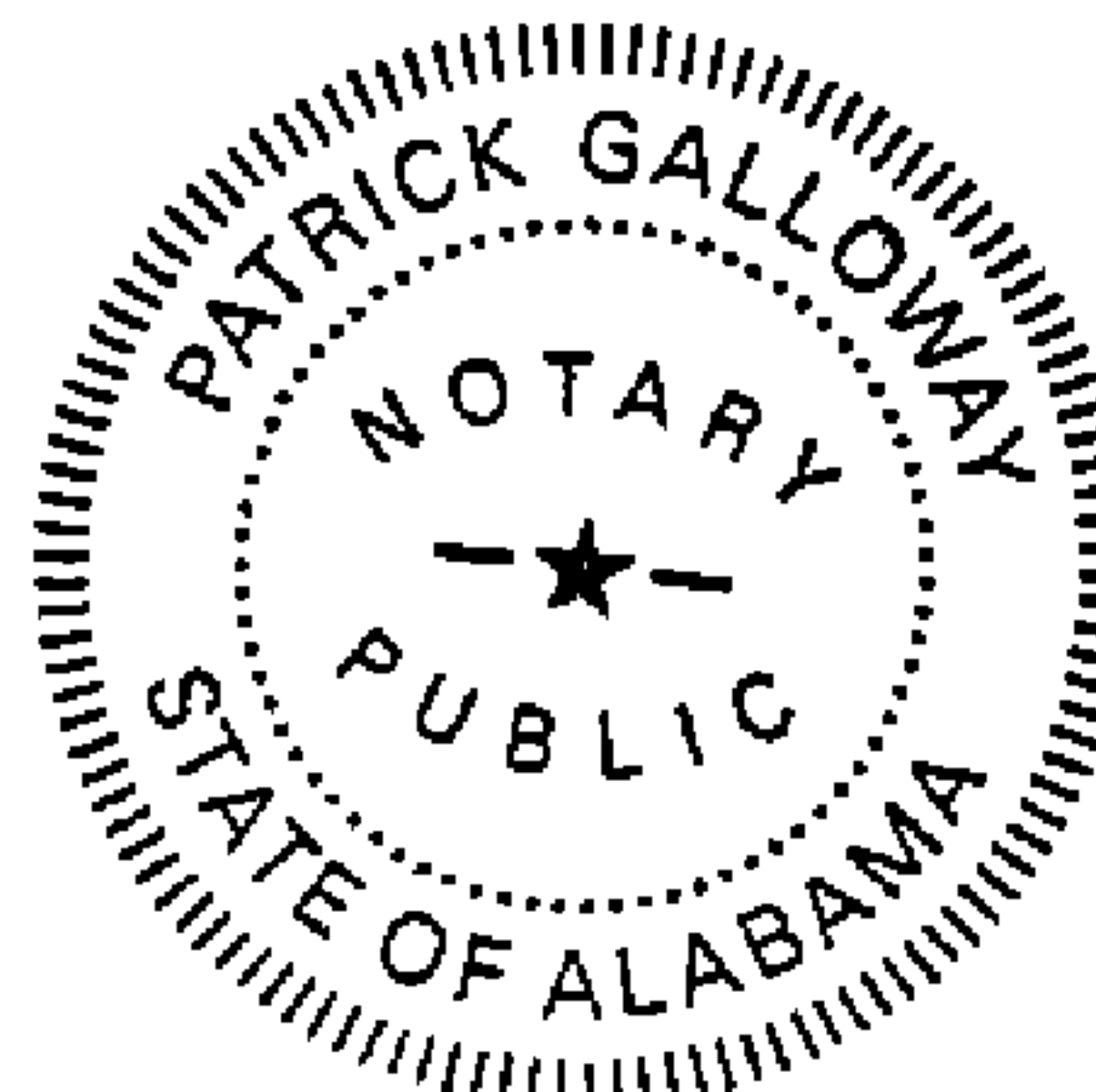
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Katherine Knight Haley, as Personal Representative of The Estate of Shirley Bridges Knight, deceased, Shelby County, Probate Case #PR2016-000124 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 and in her capacity on the day the same bears date.

Given under my hand and official seal on 15th day of September 2017.

Notary Public  
My commission expires: 10-4-17

FILE NO.: TS-1701961



## Real Estate Sales Validation Form

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

Grantor's Name The Estate of Shirley Bridges Knight, deceased, (Katherine Knight Haley, personal representative)

Grantee's Name Jeffrey M. Falone and Laura T. Falone

Mailing Address 164 Auburn Rd.  
Indian Springs, AL 35124

Mailing Address 1031 Newhaven Court  
Birmingham, AL 35242

Property Address 164 Auburn Rd.  
Indian Springs, AL 35124

Date of Sale September 15, 2017

Total Purchase Price \$282,335.00

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:

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 - The Estate of Shirley Bridges Knight, deceased, (Katherine Knight Haley, personal representative), 164 Auburn Rd., Indian Springs, AL 35124.

Grantee's name and mailing address - Jeffrey M. Falone and Laura T. Falone, 1031 Newhaven Court, Birmingham, AL 35242.

Property address - 164 Auburn Rd., Indian Springs, AL 35124

Date of Sale - September 15, 2017.

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: September 15, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/20/2017 11:09:49 AM  
\$74.50 CHERRY  
20170920000342140

*James W. Fuhrmeister*