

This Instrument was Prepared by:

Send Tax Notice To: Yvonne A King  
110 Windsor Ridge Dr.  
Pelham, AL 35124

Lauren N. Smith, Esquire  
80 N Village Dr  
Gardendale, AL 35071

File No.: 175337



20171117000417430 1/1 \$139.00  
Shelby Cnty Judge of Probate: AL  
11/17/2017 03:23:28 PM FILED/CERT

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Four Thousand Dollars and No Cents (\$124,000.00)**, 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, **Timothy E Knight and Judy Knight**, a married couple, whose mailing address is 8022 Stonehampton Cir Helena, AL 35080 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Yvonne A King**, whose mailing address is **110 Windsor Ridge Dr., Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **110 Windsor Ridge Dr., Pelham, AL 35124**; to wit;

Lot 6, according to the Survey of Windsor Ridge, as recorded in Map Book 21, Page 68, in the Probate Office of Shelby County, Alabama.

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

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, 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 15th day of November, 2017.

Timothy E Knight  
Timothy E Knight

Judy Knight  
Judy Knight

Shelby County: AL 11/17/2017  
State of Alabama  
Deed Tax: \$124.00

State of Alabama

County of Jefferson

I, Lauren Nicole Smith Notary Public in and for the said County in said State, hereby certify that Timothy E Knight and Judy 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 15th day of November, 2017.

Lauren Nicole Smith  
Notary Public, State of Alabama

My Commission Expires: 2/2/20

