

Prepared By John Medaris
230 Bearden Rd
Pelham, Ala.
35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20180508000157080 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
05/08/2018 12:59:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereby is acknowledged, **MICHAEL EDWARD KNIGHT AND JOAN MARIE KNIGHT** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **MICHAEL EDWARD KNIGHT, JOAN MARIE KNIGHT AND MICHAEL HUNTER KNIGHT** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, Block 2, according to the Survey of Brookfield, Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

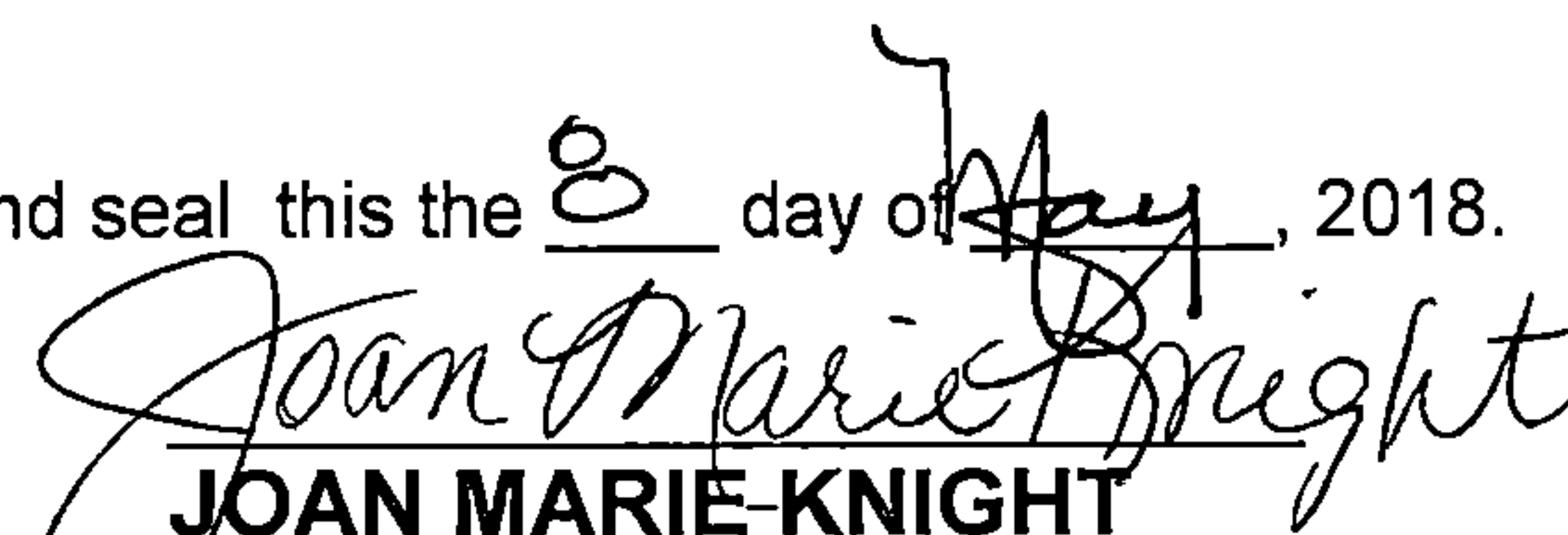
Mineral and mining rights excepted. Existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said grantees, his, her or 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 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, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 8 day of May, 2018.


MICHAEL EDWARD KNIGHT


JOAN MARIE-KNIGHT

Shelby County, AL 05/08/2018
State of Alabama
Deed Tax: \$49.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Neal J. Medaris, a Notary Public in and for said County in said State, hereby certify that **MICHAEL EDWARD KNIGHT** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 8 day of April 2018.

Neal J. Medaris
Notary Public
My Commission Expires 4/18/20

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Neal J. Medaris, a Notary Public in and for said County in said State, hereby certify that **JOAN MARIE KNIGHT** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 8 day of April 2018.

Neal J. Medaris
Notary Public
My Commission Expires 4/18/20



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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 E Knight
Mailing Address 331 Hwy 36
Chelsea Ala
35043

Grantee's Name ~~Michael H. Knight~~ Michael H. Knight
Mailing Address 331 Hwy 36
Chelsea Ala.
35043

Property Address 1404 Adams St.
Pelham Ala.
38124

Date of Sale 5/8/18
Total Purchase Price \$ 10.00

or
Actual Value \$ 146,600

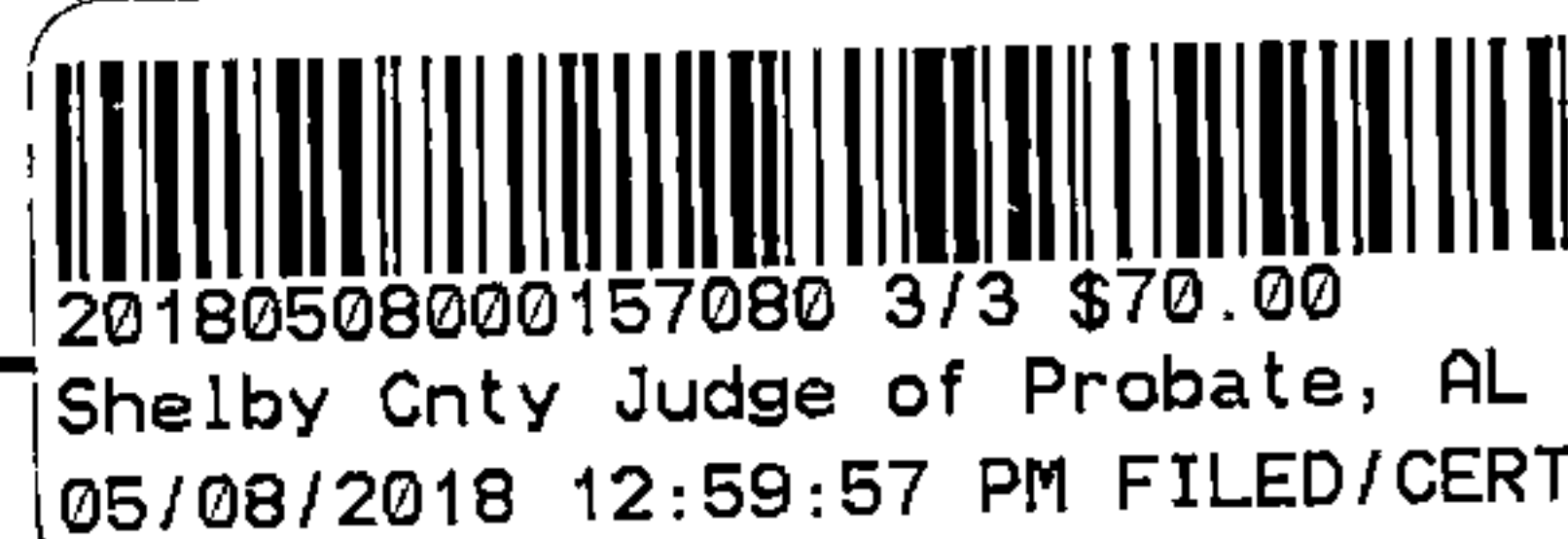
or
Assessor's Market Value \$ 48,866 1/3 value

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 - provide the name of the person or persons conveying interest in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 5/8/18

Unattested

(verified by)

Print Michael E Knight

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

Form RT-1