

WARRANTY DEED

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

20180508000157090 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
05/08/2018 12:59:58 PM FILED/CERT

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 ADAM L. KNIGHT** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast $\frac{1}{4}$ of Section 8 and the Northwest $\frac{1}{4}$ of Section 9, all located in Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 24 North, Range 13 East, said point being the point of beginning; thence North 89 degrees 59 minutes 06 seconds West a distance of 210.25 feet; thence S 00 degrees 11 minutes 39 seconds East a distance of 41.77 feet; thence South 29 degrees 40 minutes 48 seconds East a distance of 377.64 feet to a point on the Northwesterly right of way line of Shelby County Highway 20 - Dry Valley Road; thence North 44 degrees 13 minutes 53 seconds East and along said right of way line, a distance of 52.48 feet to a point, said point being the beginning of a curve to the right having a radius of 940.00 feet, a central angle of 43 degrees 10 minutes 57 seconds and subtended by a chord which bears North 65 degrees 49 minutes 21 seconds East and a chord distance of 691.81 feet; thence North 87 degrees 13 minutes 20 seconds East and along said Right of way line, a distance of 475.66 feet to a point, said point being the beginning of a curve to the left having a radius of 260.00 feet, a central angle of 23 degrees 10 minutes 09 seconds and subtended by a chord which bears North 75 degrees 41 minutes 33 seconds East and a chord distance of 104.42 feet; thence along the arc of said curve and said right of way line, a distance of 105.14 feet; thence North 90 degrees 00 minutes 00 seconds West and leaving said right of way line a distance of 1220.92 feet to the point of beginning.

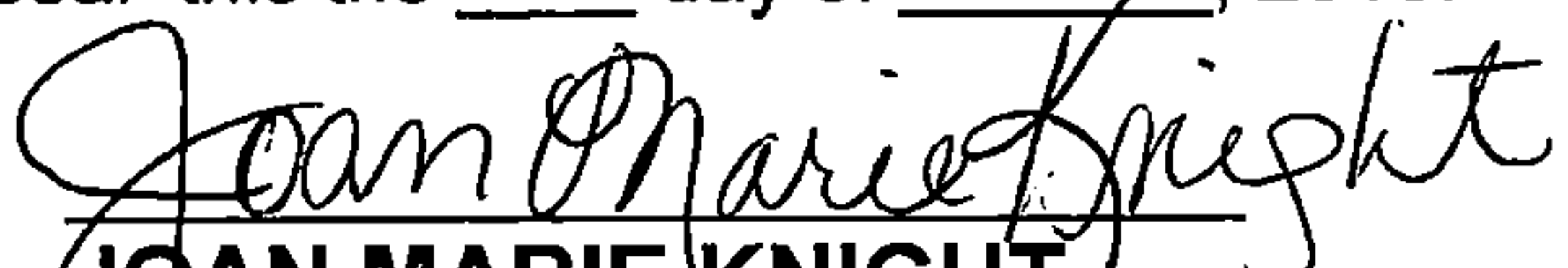
To Have and to Hold to the said grantees, their heirs and assigns forever.

Shelby County, AL 05/08/2018
State of Alabama
Deed Tax: \$27.00

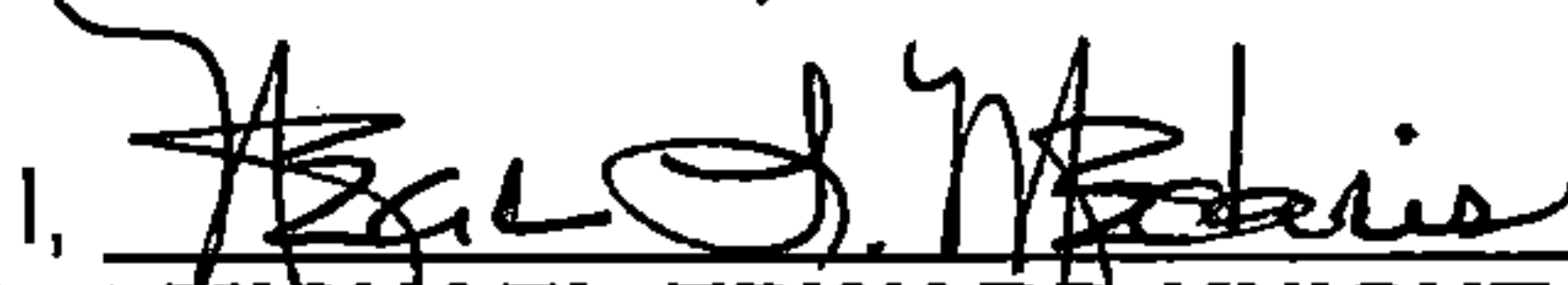
And we do for ourselves and for our heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right 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 ____ day of ____, 2018.

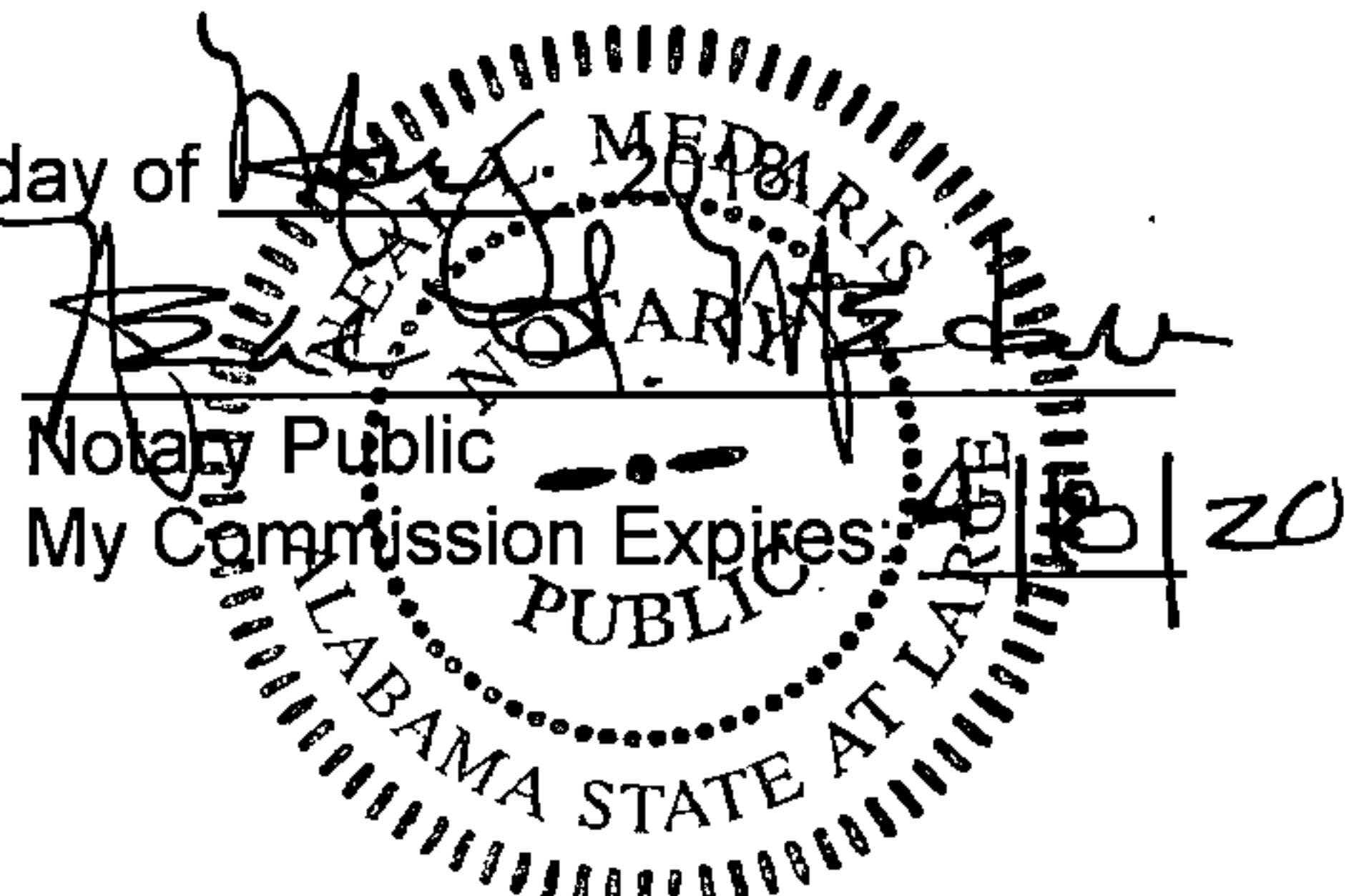

MICHAEL EDWARD KNIGHT


JOAN MARIE KNIGHT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, , 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.

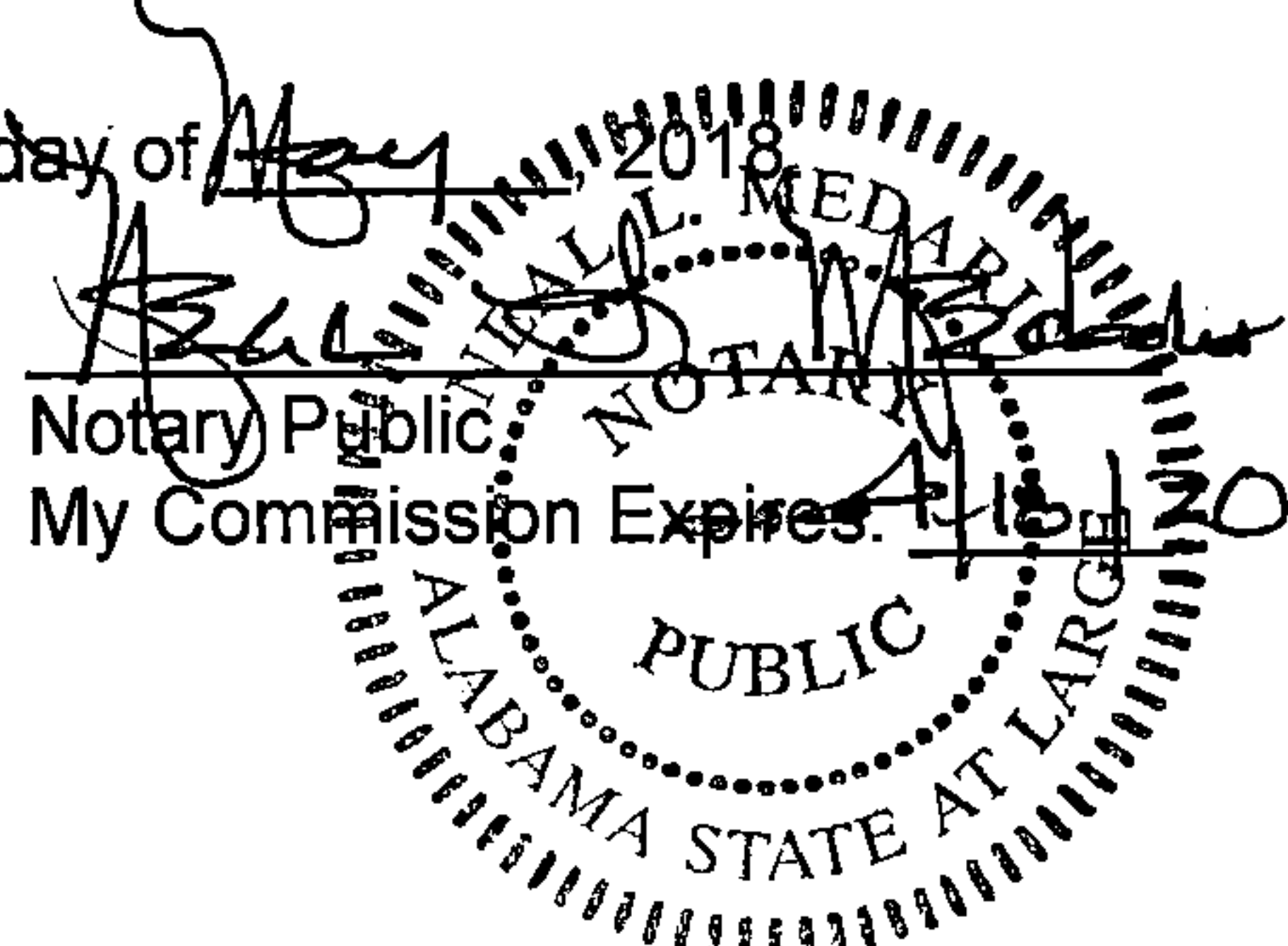
Given under my hand and official seal this the 8 day of May, 2018.



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, , 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 May, 2018.




20180508000157090 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
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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
Mailing Address

Michael E. Knight
331 Hwy 36
Chelsea, AL 35043

Grantee's Name
Mailing Address

Adam S. Knight
331 Hwy 36
Chelsea, AL 35043

Property Address

4370 Hwy 20
Calera, AL 35040

Date of Sale

5/8/18

Total Purchase Price \$

10.00

or

Actual Value

\$ 10,400
69,170

or

Assessor's Market Value \$

79,570

26,523

1/3 value



20180508000157090 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
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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

Print Michael E. Knight

Unattested

(verified by)

Sign Michael E. Knight

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1