

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-18-24977

Send Tax Notice To: Joseph Knight
Katherine Brown
42 Oak Trl
Birmingham, AL 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Eight Thousand Eight Hundred Dollars and No Cents (\$58,800.00)**, 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, **Joseph Knight, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Knight and Katherine Brown**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

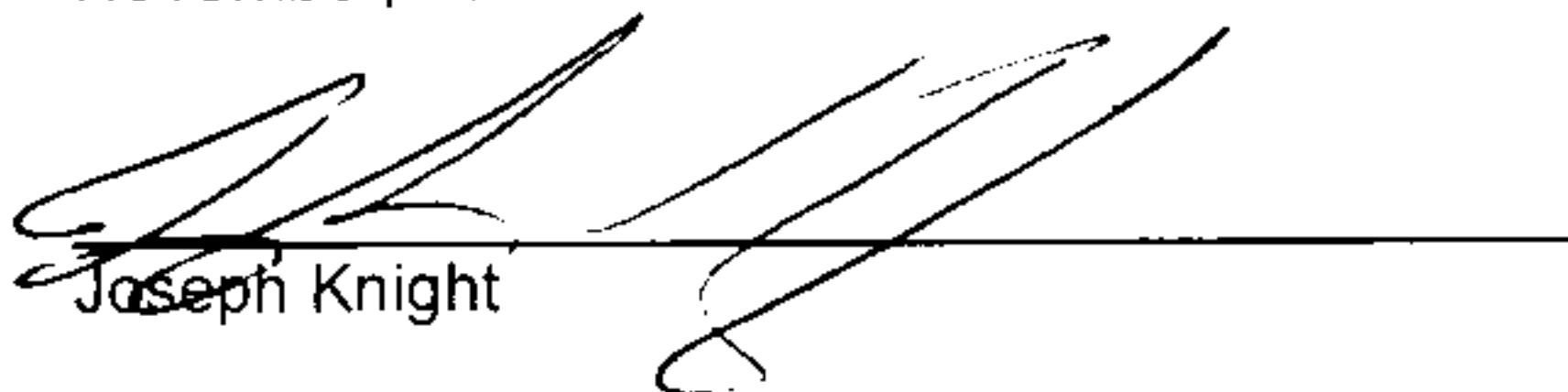
Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$141,941.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 9th day of November, 2018.



Joseph Knight

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Joseph 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 9th day of November, 2018.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2020





20181120000410790 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land lying and situated in Shelby County, Alabama, and being more particularly described as follows, to-wit:

PARCEL 1:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence run North along the West 1/4-1/4 line 120.00 feet to the point of beginning; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.29 feet; thence turn right 43 degrees 02 minutes 04 seconds and run Northwest 10.21 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northeast 10.99 feet; thence turn right 46 degrees 57 minutes 56 seconds and run East 44.25 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 36.03 feet to a point on the West side of county maintained road; thence turn left 90 degrees 00 minutes 00 seconds and run West along said road 41.22 feet; thence turn right 29 degrees 36 minutes 51 seconds and run Northwest along said road 64.58 feet; thence turn left 89 degrees 48 minutes 20 seconds and run Southwest 126.75 feet; thence turn left 29 degrees 56 minutes 06 seconds and run South 97.05 feet; thence turn left 90 degrees 00 minutes 32 seconds and run East 78.65 feet to the point of beginning.

PARCEL 2:

Together with a parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet to the point of beginning; thence continue last course 15.00 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.25 feet; thence turn left 46 degrees 57 minutes 56 seconds and run Southwest 10.99 feet; thence turn left 90 degrees 00 minutes 00 seconds and run Southeast 10.21 feet; thence turn left 43 degrees 23 minutes 04 seconds and run East 44.29 feet to the point of beginning.

PARCEL 3:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet to the point of beginning; thence continue last course 174.84 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 168.53 feet to the South edge of a county maintained road; thence turn left 76 degrees 52 minutes 29 seconds and run West 25.50 feet along the South edge of said road; thence turn left 13 degrees 07 minutes 31 seconds and run West 150.00 feet along the South edge of said road; thence turn left 90 degrees 00 minutes 00 seconds and run South 174.74 feet to the point of beginning.

Subject to an easement 10-feet wide, 5-feet on each side of the following described centerline, in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 38.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 95.71 feet to the point of beginning of said centerline; thence continue last course 35.00 feet to the end of said centerline.



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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	Joseph Knight	Grantee's Name	Joseph Knight Katherine Brown
Mailing Address	<u>42 Oak Trail</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>42 Oak Trl</u> <u>Birmingham, AL 35242</u>
Property Address	<u>42 Oak Trl.</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>November 09, 2018</u>
		Total Purchase Price	<u>\$58,800.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u>XX</u> Other 1/2 Tax Assessor's Value
<u></u> Closing Statement	

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 to property and their current mailing address.

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

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

Date of Sale - the date on which interest to 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 of 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 November 05, 2018

Unattested

(verified by)

Print Joseph Knight

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1