

20181205000425120
12/05/2018 10:42:33 AM
QCDEED 1/4

Return to after recordation:
LenderLive Settlement Services, LLC
1044 Main Street Suite 600, Kansas City, MO 64105
STATE OF ALABAMA 515-325567
COUNTY OF SHELBY

QUITCLAIM DEED

SHAUN K. KNIGHT formerly known as SHAUN K. FRANKLIN, now married, whose mailing address is 819 Spring Creek Road, Montevallo, AL 35115, hereinafter referred to as "Grantor"

and

SHAUN K. KNIGHT and BRIAN S. KNIGHT, a married couple, whose mailing address is 819 Spring Creek Road, Montevallo, AL 35115, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Part of the SW 1/4 of the SW 1/4 of Section 22 and part of the NW 1/4 of the NW 1/4 of Section 27, both in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 2 inch open top iron pipe being the locally accepted SW corner of said Section 22 and looking in a Northerly direction along the West line of said Section 22, turn an angle to the right of 63 deg. 42 min. 20 sec. and run in a Northeasterly direction for a distance of 102.56 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 80 deg. 06 min. 28 sec. and run in a Southeasterly direction for a distance of 188.76 feet to an existing iron rebar set by Weygand and being on the Northwest right of way line of Shelby County Highway No. 12 (being 40 feet from the center of the road); thence turn an angle to the right of 93 deg. 20 min. 35 sec. and run in a Southwesterly direction for a distance of 76.81 feet to an existing iron rebar set by Weygand and still being on the Northwest right of way line of Shelby County Highway

No. 12; thence turn an angle to the right of 2 deg. 42 min. 08 sec. and run in a Southwesterly direction along the Northwest right of way line of said Shelby County Highway No. 12 for a distance of 92.74 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 2 deg. 23 min. 55 sec. and run in a Southwesterly direction along the Northwest right of way line of Shelby County Highway No. 12 for a distance of 66.29 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 117 deg. 44 min. 34 sec. and run in a Northerly direction for a distance of 226.0 feet more or less to the point of beginning. Being situated in Shelby County, Alabama.

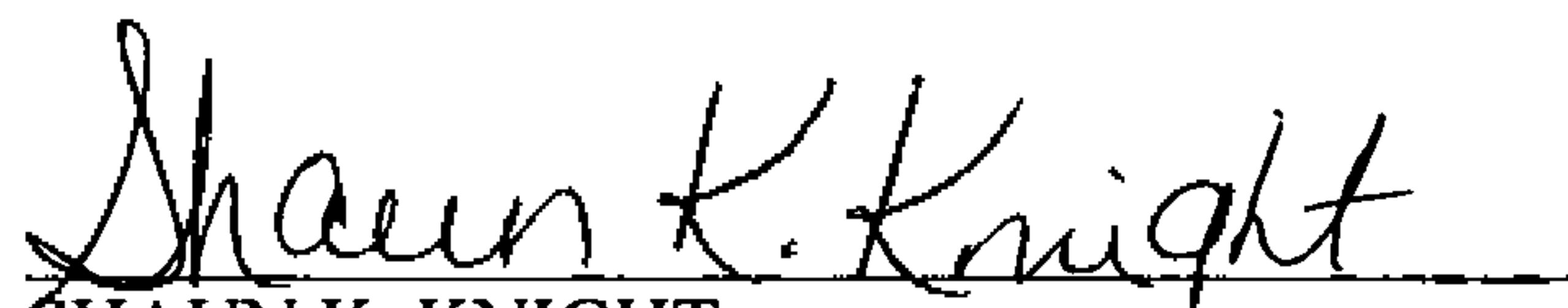
Being the same property conveyed to the Grantor herein by Deed recorded December 21, 2005 as Instrument Number 20051221000656510, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 28 day of NOVEMBER, 2018.


SHAUN K. KNIGHT
formerly known as SHAUN K. FRANKLIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that SHAUN K. KNIGHT formerly known as SHAUN K. FRANKLIN, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 28 day of November, 2018.

Notary Public

JAMES L. GARY

Print Name

My Commission expires: July 22, 2019

JAMES L. GARY JR.
Notary Public
Alabama State at Large

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:

Shaun K. Knight formerly known as Shaun K. Franklin, 819 Spring Creek Road,
Montevallo, AL 35115

Grantee's address:

Shaun K. Knight and Brian S. Knight, 819 Spring Creek Road, Montevallo, AL 35115

Real Estate Sales Validation Form

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

Grantor's Name Shawn K Knight
Mailing Address 819 Spring Creek Rd
Montevallo, AL 35115

Grantee's Name Shawn K Knight & Brian S Knight
Mailing Address 819 Spring Creek Rd
Montevallo, AL 35115

Property Address 819 Spring Creek Rd
Montevallo, AL 35115

Date of Sale 11-28-2018
Total Purchase Price \$
or
Actual Value FULL \$ 56,940.00 \div
Assessor's Market Value 1/2 \$ 28,500.00

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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 Appraisal
 Sales Contract Other HOME EQUITY LOAN
 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 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 12-4-2018

Print Ronald A HAMMOND

Sign Ronald A HAMMOND

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2018 10:42:33 AM
\$52.50 CHERRY
20181205000425120

Allen S. Boyd

(verified by)

Form RT-1