

SEND TAX NOTICE TO:  
Dana C. McCarver  
~~228 Cambrian Ridge Trail~~ 111 Legacy Parc Dr.  
Pelham, Alabama 35124

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20190226000060870  
02/26/2019 03:41:17 PM  
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ten Thousand dollars & no cents (\$110,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Louisa Nettles nka Louisa Nettles Knox aka Louisa Knox and Judd W Knox, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Dana C. McCarver** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 1996, Page 23041.

Building setback line of 20 feet reserved from Cambrian Ridge Trail as shown by plat/map.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. No. 1996-13968, in the Probate Office of Shelby County, Alabama.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **February 25, 2019**.

\_\_\_\_\_ (Seal)

*Sam Nollke Sam Nollke Sam Nollke* (Seal)

**Louisa Nettles nka Louisa Nettles Knox aka Louisa Knox**

\_\_\_\_\_ (Seal)

Judd W. Knox (Seal)

Judd W Knox

STATE OF ALABAMA

## General Acknowledgement

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Louisa Nettles nka Louisa Nettles Knox aka Louisa Knox and Judd W Knox, wife and husband** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2019



Notary Public.

(Seal)

My Commission Expires: 3-9-20

20190226000060870 02/26/2019 03:41:17 PM DEEDS 3/3  
Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Louisa Nettles nka Louisa Nettles Knox Grantee's Name Dana C. McCarver  
aka Louisa Knox and Judd W Knox

Mailing Address 1305 Deatsville Hwy  
Millbrook, Alabama 36054  
Property Address 228 Cambrian Ridge Trail  
Pelham, Alabama 35124

Mailing Address 228 Cambrian Ridge Trail  
Pelham, Alabama 35124  
Date of Sale 02/25/2019

Total Purchase Price \$110,000.00

or

Actual Value

or

Assessor's Market Value

111 Legacy Parc Dr  
Pelham AL 35124

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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 2/25/19

Print Dana C. McCarver

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/26/2019 03:41:17 PM  
\$133.00 CHERRY  
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Alli S. Bayl