

This instrument was prepared by:

Anthony D. Snable, Attorney
Snable Law Firm, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

James M. Knight
Melissa Ann Knight
Martha Willcutt
817 St. Charles Ln.
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00) to the undersigned grantor(s) (whether one or more): in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, LINDA LEE EVANS, AN UNMARRIED WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto JAMES M. KNIGHT, MELISSA ANN KNIGHT AND MARTHA WILLCUTT, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 15-A, according to a Resurvey of Lots 15 & 16, St. Charles Place, as recorded in Map Book 17, Page 36, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2019.
2. Easements, restrictions, reservations and conditions of record.

\$183,557.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH:

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 04/17/2019
State of Alabama
Deed Tax: \$21.50


20190417000125120 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
04/17/2019 08:19:43 AM FILED/CERT

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 12th day of April, 2019.

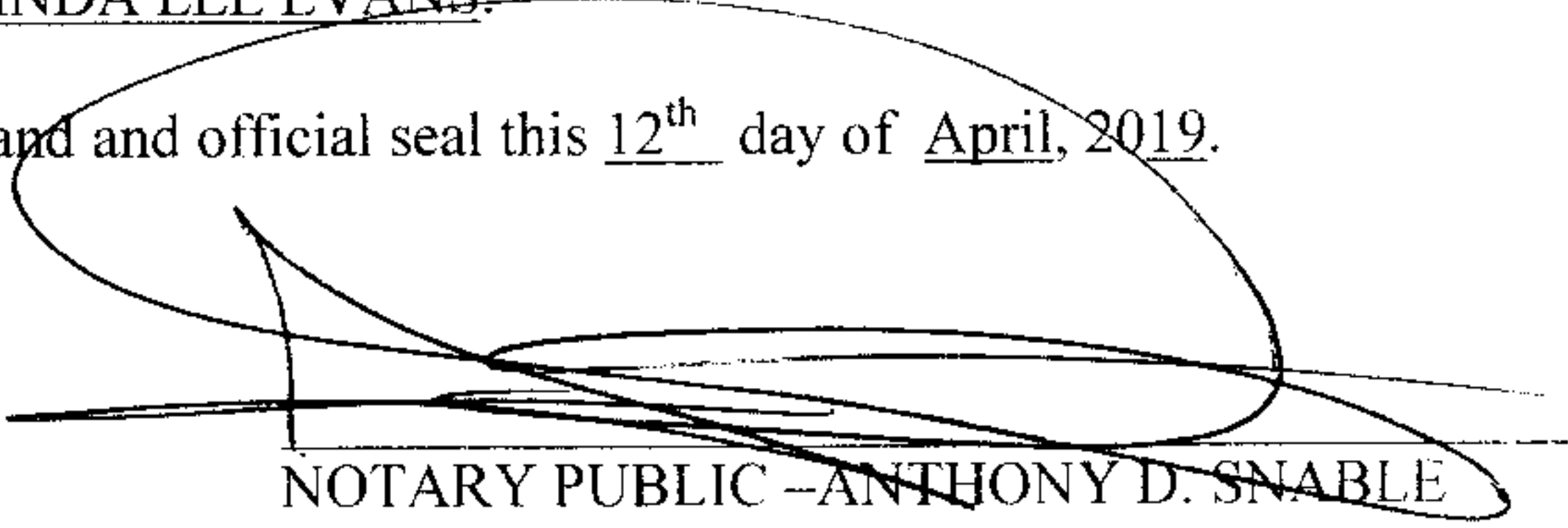
Linda Lee Evans
Vicky Moore
Her atty in fact (SEAL)
LINDA LEE EVANS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that VICKI MOORE, whose name as ATTORNEY IN FACT FOR LINDA LEE EVANS 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 the conveyance, SHE as such ATTORNEY IN FACT and with full authority, executed the same voluntarily for and as the act of said LINDA LEE EVANS.

Given under my hand and official seal this 12th day of April, 2019.


NOTARY PUBLIC -ANTHONY D. SNABLE

{NOTARIAL SEAL}

My commission expires: 11/6/2019



20190417000125120 2/3 \$43.50
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 Linda Lee Evans

Grantee's Name James M. Knight, Melissa
Ann Knight & Martha Willcutt

Mailing Address 5536 SW 28th Terrace
Fort Lauderdale, FL 33312

Mailing Address 817 St. Charles Ln.
Helena, AL 35080

Property Address 817 St. Charles Ln.
Helena, AL 35080

Date of Sale 4/12/19
Total Purchase Price \$205,000.00

or
Actual Value \$ _____

or
Assessor's Market 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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: 4-12-19

Print Name: Linda Lee Evans

Unattested

Sign

(verified by)

Anthony D. Snable, Attorney

(Grantor/Grantee/Owner/Agent) (Circle one)

for atty in fact



20190417000125120 3/3 \$43.50
Shelby Cnty Judge of Probate, AL
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