

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-19-25513

Send Tax Notice To: Justyn M. Knighten
Peyton Knighten
12825 Hwy 61
Wilsonville, AL 35186

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 **Two Hundred Forty Four Thousand Dollars and No Cents (\$244,000.00)**, 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, **Jesse D. Hilyer and Mary E. Hilyer**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Justyn M. Knighten and Peyton Knighten**, (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.

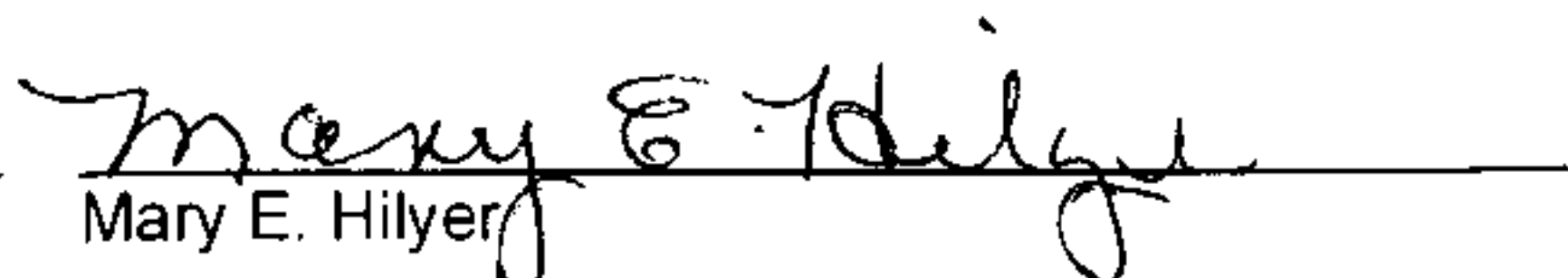
\$195,200.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 28th day of June, 2019.


Jesse D. Hilyer



Mary E. Hilyer

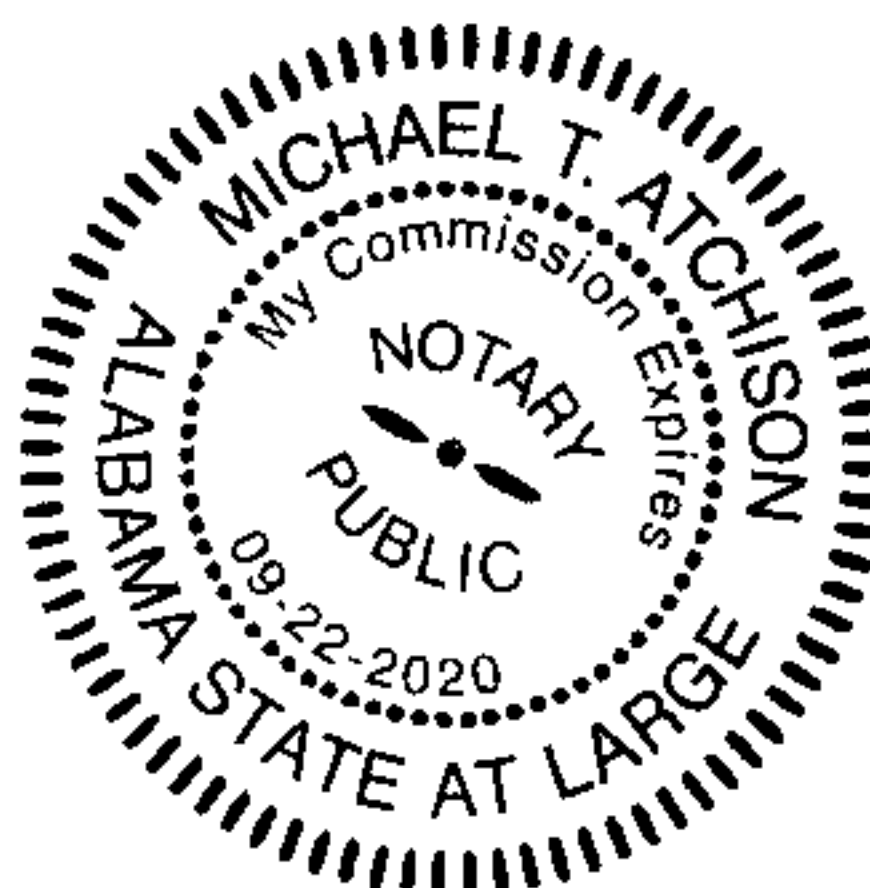
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Jesse D. Hilyer and Mary E. Hilyer, 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 28th day of June, 2019.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 07/01/2019
State of Alabama
Deed Tax: \$49.00



20190701000233450 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
07/01/2019 10:17:04 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 1 East, and the Northwest Quarter of the Northeast Quarter of Section 26, Township 20 South, Range 1 East, being a part of the land described in a deed to Eldred Ray, recorded in Deed Book 228, at Page 475, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a 2-inch pipe with a cap found at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 23;

thence South 89 degrees 49 minutes 15 seconds along the South line of said sixteenth Section a distance of 76.00 feet to a 2-inch iron pipe, found;

thence South 89 degrees 50 minutes 27 seconds West along the South line of said sixteenth Section a distance of 103.16 feet to a point on the West right of way of County Highway 61;

thence North 39 degrees 24 minutes 19 seconds West along said right of way a distance of 7.58 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler CA 0502", at the point of beginning;

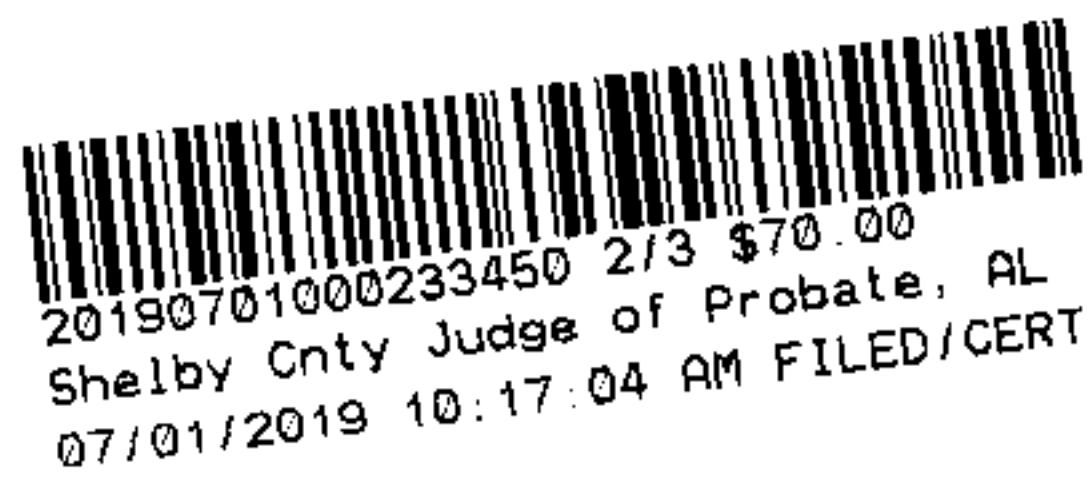
thence South 50 degrees 35 minutes 41 seconds West a distance of 248.13 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502";

thence South 89 degrees 57 minutes 00 seconds West a distance of 299.26 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502";

thence North 00 degrees 06 minutes 45 seconds West a distance of 572.21 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler CA 0502";

thence North 89 degrees 51 minutes 55 seconds East a distance of 151.35 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler CA 0502" on the West right of way of County Road No. 61;

thence South 39 degrees 24 minutes 19 seconds East along said right of way a distance of 536.81 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name	Jesse D. Hilyer Mary E. Hilyer	Grantee's Name	Justyn M. Knighten
Mailing Address	<u>226 Farming Lake Towne</u> <u>Wilsonville AL 35078</u>	Mailing Address	<u>12825 Hwy 61</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>12825 Hwy 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 28, 2019</u>
		Total Purchase Price	<u>\$244,000.00</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>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<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 June 25, 2019

Print Jesse D. Hilyer

Unattested

Sign Jesse D. Hilyer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190701000233450 3/3 \$70.00
Shelby Cnty Judge of Probate, AL
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Form RT-1