

This Instrument was Prepared by:

Send Tax Notice To: John N. Luther

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

2650 Westover Rd.  
Westover, AL 35147

File No.: MV-15-25709

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Four Thousand Dollars and No Cents (\$54,000.00)**, 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, **Brenda T. Knowles**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John N. Luther**, (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

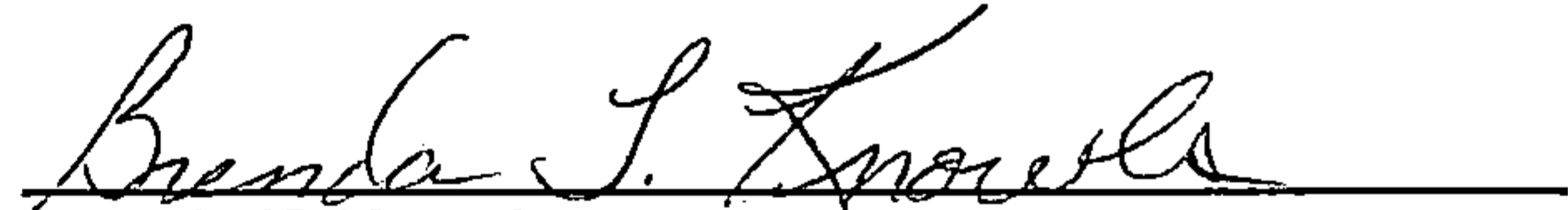
**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of August, 2019.


  
Brenda T. Knowles

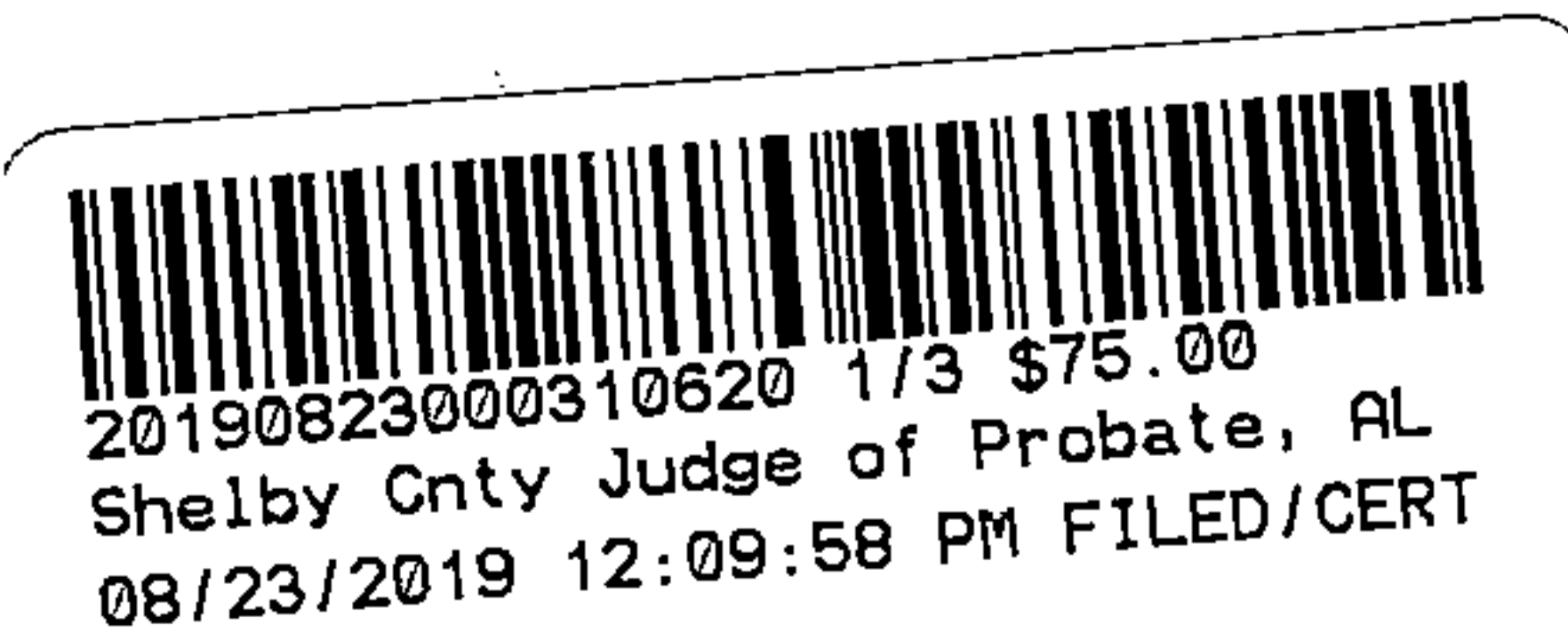
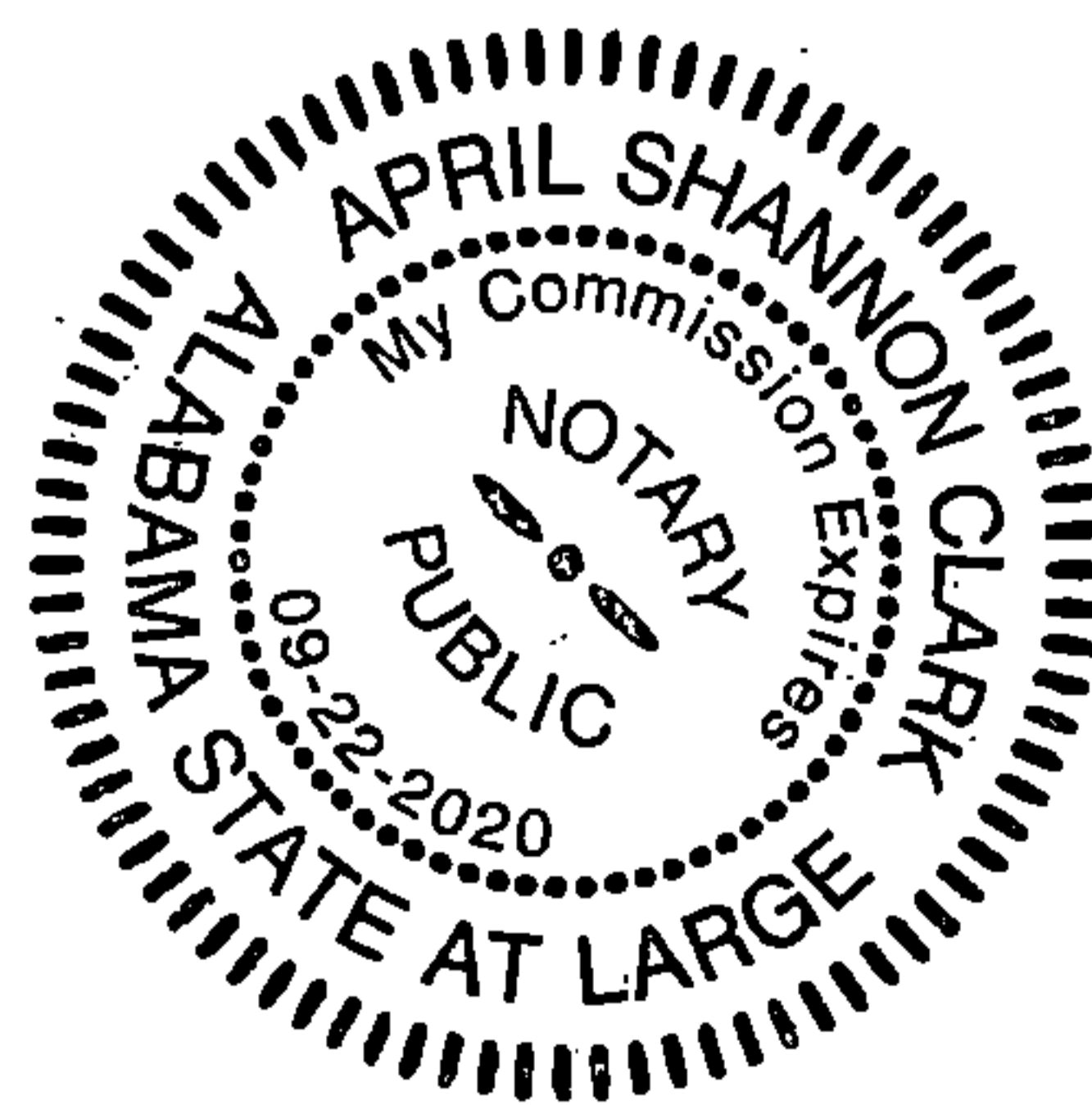
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Brenda T. Knowles, 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 23rd day of August, 2019.

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



Shelby County, AL 08/23/2019  
State of Alabama  
Deed Tax: \$54.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred herein below is situated in the County of Shelby, City of Chelsea, State of Alabama, and is described as follows:

**PARCEL I:**

Commence at the NE corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West; thence run South 00 degrees 09 minutes 29 seconds East along the East line of said 1/4 for 654.06 feet; thence run South 89 degrees 02 minutes 31 seconds West for 711.80 feet to the point of beginning, said point being situated on the South right of way line of a 60-foot roadway; thence continue on the last described course for 75.00 feet; thence run South 00 degrees 00 minutes 00 seconds East for 258.07 feet; thence run South 89 degrees 00 minutes 24 seconds West for 189.78 feet; thence run South 00 degrees 15 minutes 12 seconds East for 406.81 feet; thence run North 88 degrees 52 minutes 38 seconds East for 242.97 feet; thence run North 00 degrees 00 minutes 00 seconds East for 662.31 feet to the point of beginning.

Situated in Shelby County, Alabama.

**PARCEL II:**

A lot as referred to in the Map of Frank Ingram Estates, as recorded in Map book 19, Page 50, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the North one-half of the Northeast Quarter of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said quarter section a distance of 694.06 feet; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 786.80 feet to the point of beginning; thence continue along last said course for 170.0 feet; thence turn an angle of 89 degrees 07 minutes 08 seconds to the left and run 255.89 feet; thence turn an angle of 90 degrees 12 seconds left and run 169.35 feet; thence turn an angle of 89 degrees 01 minutes 05 seconds left and run 256.03 feet to the point of beginning.

ALSO a 60 foot easement described as follows:

Commence at the Northeast corner of the Ninth one-half of the Northeast Quarter of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said quarter section, a distance of 594.06 feet to the point of beginning; thence continue along last course for 60.0 feet; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 956.80 feet; thence turn an angle of 90 degrees 52 minutes 52 seconds to the right and run 60.0 feet; thence turn an angle of 89 degrees 07 minutes 08 seconds right and run 956.80 feet to the point of beginning.

All situated in Shelby County, Alabama.



20190823000310620 2/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 12:09:58 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name	<u>Brenda T. Knowles</u>	Grantee's Name	<u>John N. Luther</u>
Mailing Address	<u>1391 Shelby Forest Ct.</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>2650 Westover Rd.</u> <u>Westover, AL 35147</u>
Property Address	<u>165 Charob Lake Trl.</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>August 23, 2019</u>
		Total Purchase Price	<u>\$54,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 August 22, 2019

Print Brenda T. Knowles

Unattested

Sign Brenda T. Knowles  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20190823000310620 3/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 12:09:58 PM FILED/GERT

Form RT-1