

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law

Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357
Montevallo, AL 35115

Send Tax Notice:
Leidy Lopez Lopez, Emili Lopez
Lopez and Jose Rosales Monroy
185 Birmingham Street
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty Seven Thousand & 00/100 Dollars (\$47,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Linda Lawson Knowles and Kim D. Knowles**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Leidy Lopez Lopez, Jose Rosales Monroy, and Emili Lopez Lopez** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

PART OF LOTS 14 AND 15, BLOCK 1 OF BIRMINGHAM JUNCTION AS RECORDED IN DEED BOOK 14, PAGE 239, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF LOT 15, BLOCK 1 OF ABOVE SAID BIRMINGHAM JUNCTION; THENCE N90°00'00"W, A DISTANCE OF 245.52'; THENCE S01°26'00"W, A DISTANCE OF 163.21' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 248.46'; THENCE S89°09'22"E, A DISTANCE OF 91.84'; THENCE N01°18'12"E, A DISTANCE OF 250.27'; THENCE S89°41'59"W, A DISTANCE OF 91.31' TO THE POINT OF BEGINNING.

Note: This property did not serve as homestead for Grantors.

SUBJECT TO ALL ITEMS OF RECORD

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

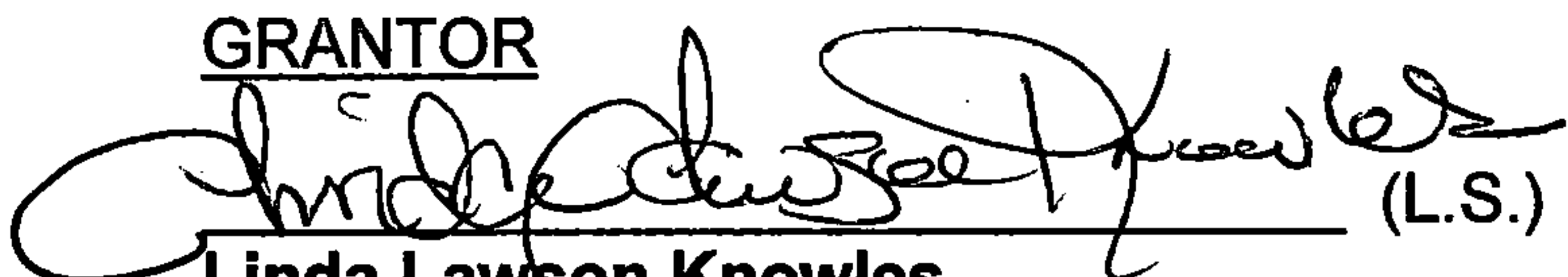
The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful

Shelby County, AL 06/02/2020
State of Alabama
Deed Tax: \$47.00

20200602000220760 1/4 \$79.00
Shelby Cnty Judge of Probate, AL
06/02/2020 10:30:59 AM FILED/CERT

claims of all persons.

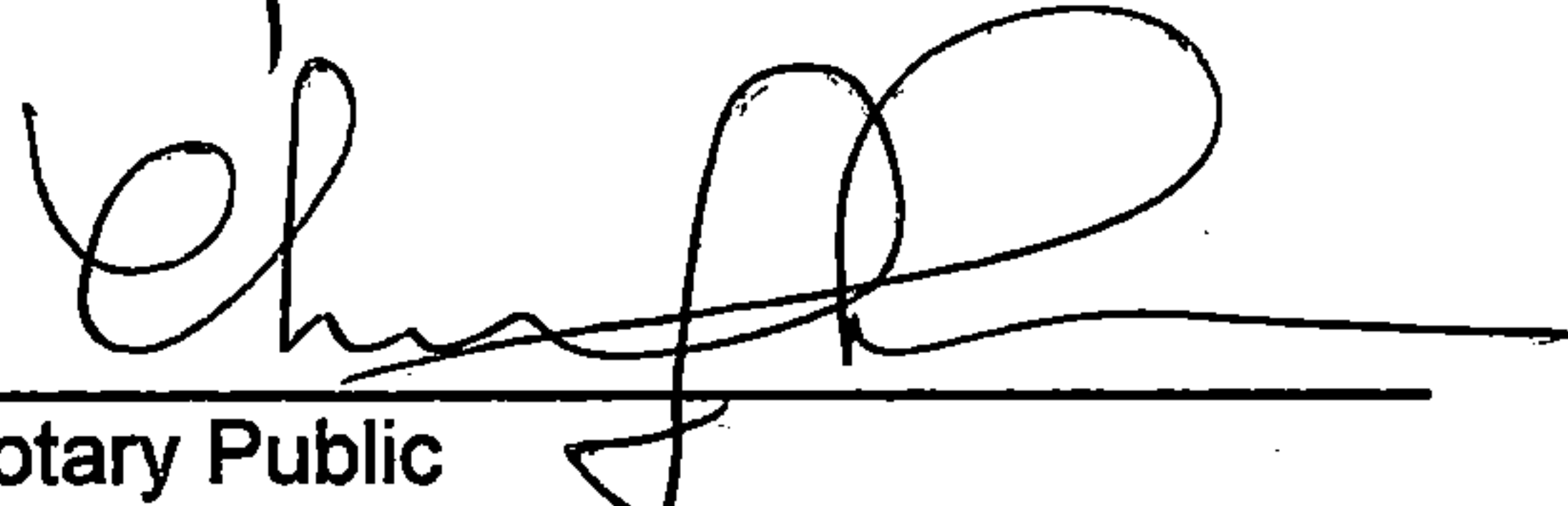
IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 27 day of May, 2020 at 725 West Street, Montevallo, Alabama 35115.


GRANTOR

Linda Lawson Knowles (L.S.)


STATE OF ALABAMA)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Linda Lawson Knowles, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27 day of May, 2020.


Notary Public
MCE 05/01/2024


CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024


20200602000220760 2/4 \$79.00
Shelby Cnty Judge of Probate, AL
06/02/2020 10:30:59 AM FILED/CERT

GRANTOR

Kim D. Knowles (L.S.)
Kim D. Knowles

STATE OF ALABAMA

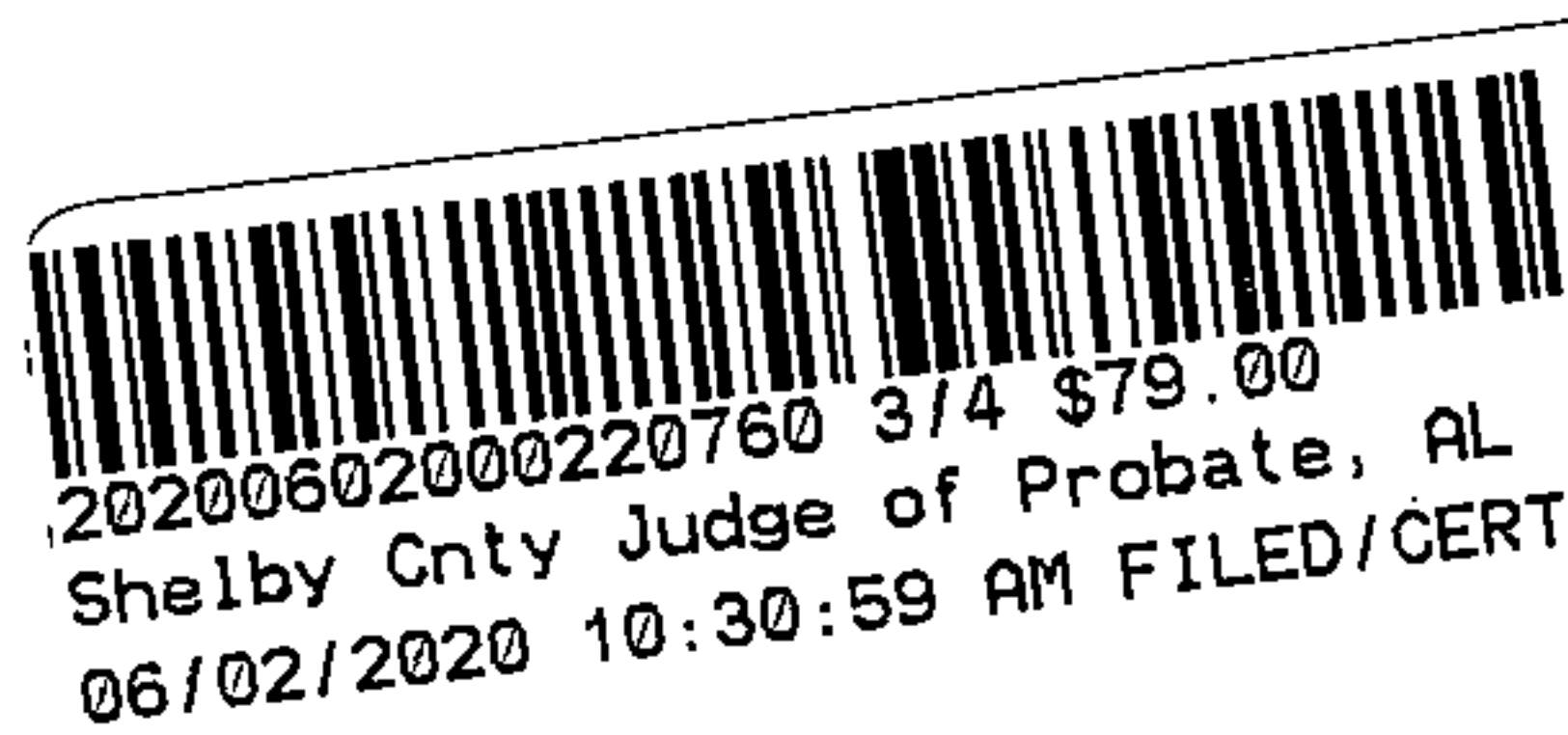
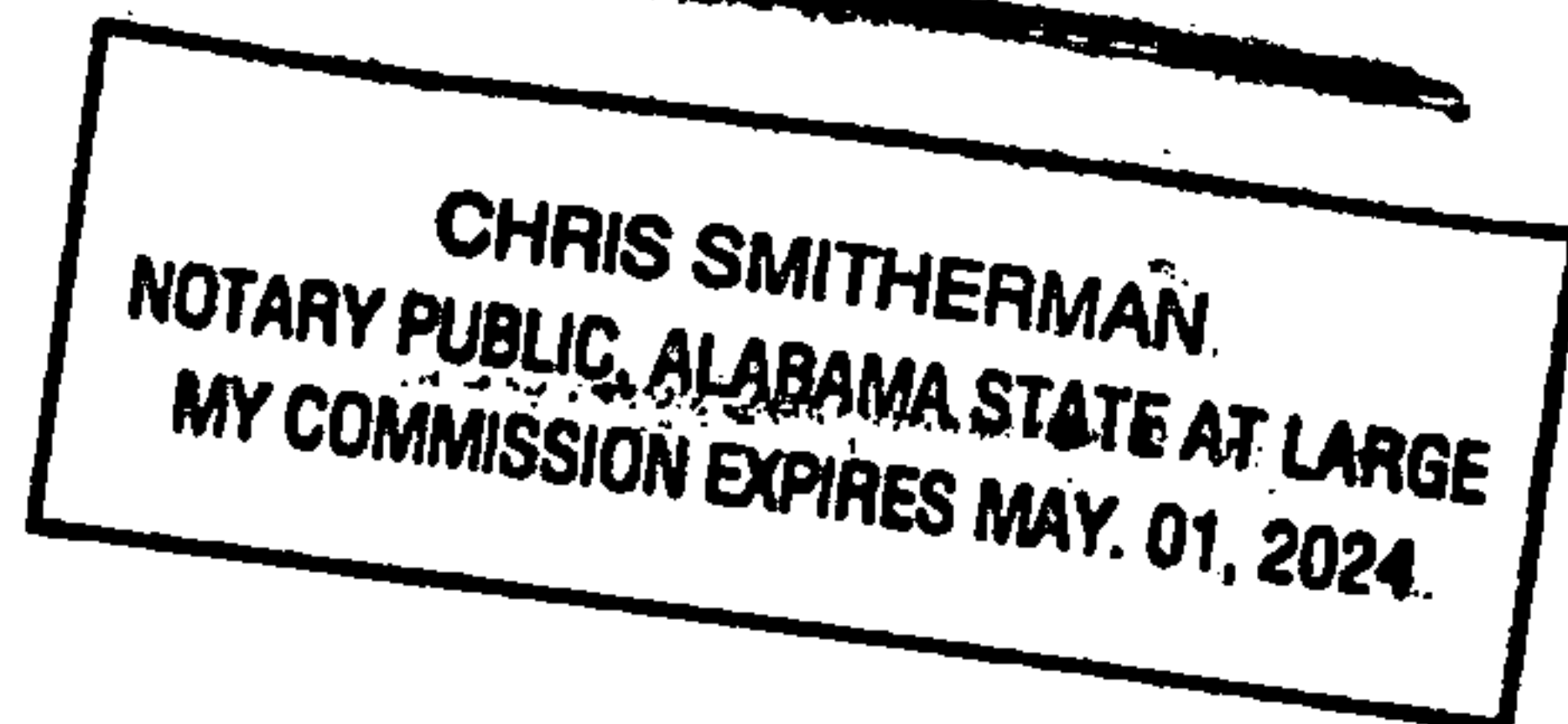
SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Kim D. Knowles, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27 day of May, 2020.

Chris Smitherman
Notary Public
MCE 05/01/2024



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 Lawson Knowles
Mailing Address Kim D. Knowles

Grantee's Name Leidy Lopez Lopez
Mailing Address Jose Rosales Monroy
Emili Lopez Lopez
same as property

Property Address 185 Birmingham St
Monticello AL 35715

Date of Sale 05/27/20
Total Purchase Price \$ 47000

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
☒ 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 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 05/27/20

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200602000220760 4/4 \$79.00
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