

Send tax notice to:
Robert T. Railey
1247 Southwind Drive
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000283

STATE OF ALABAMA
COUNTY OF SHELBY

20200603000222450
06/03/2020 08:18:09 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy Nine Thousand and 00/100 Dollars and 00/100 Dollars (\$179,000.00) in hand paid to the undersigned, **A. Jack Knowles and Geraldine L. Knowles, a married couple** (hereinafter referred to as "Grantors"), by **Robert T. Railey** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15, Page 41, in the Probate Office of Shelby County, Alabama.

Alfred Jackson Knowles is one and the same person as A. Jack Knowles, grantee in that certain deed dated 1-10-92, recorded 1-21-92, in Instrument Book 384, Page 2 in the Probate Office of Shelby County, Alabama.

Geraldine Lewis Knowles is one and the same person as Geraldine L. Knowles, grantee in that certain deed dated 1-10-92, recorded 1-21-92, in Instrument Book 384, Page 2 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) AD VALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$152,150.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, A. Jack Knowles and Geraldine L. Knowles, have hereunto set their signatures and seals on this the 1st day of June, 2020.

*A Jack Knowles acting by
through his attorney in fact
Twila K Kilgore*

A. Jack Knowles, acting by and through
his attorney-in-fact, Twila K. Kilgore

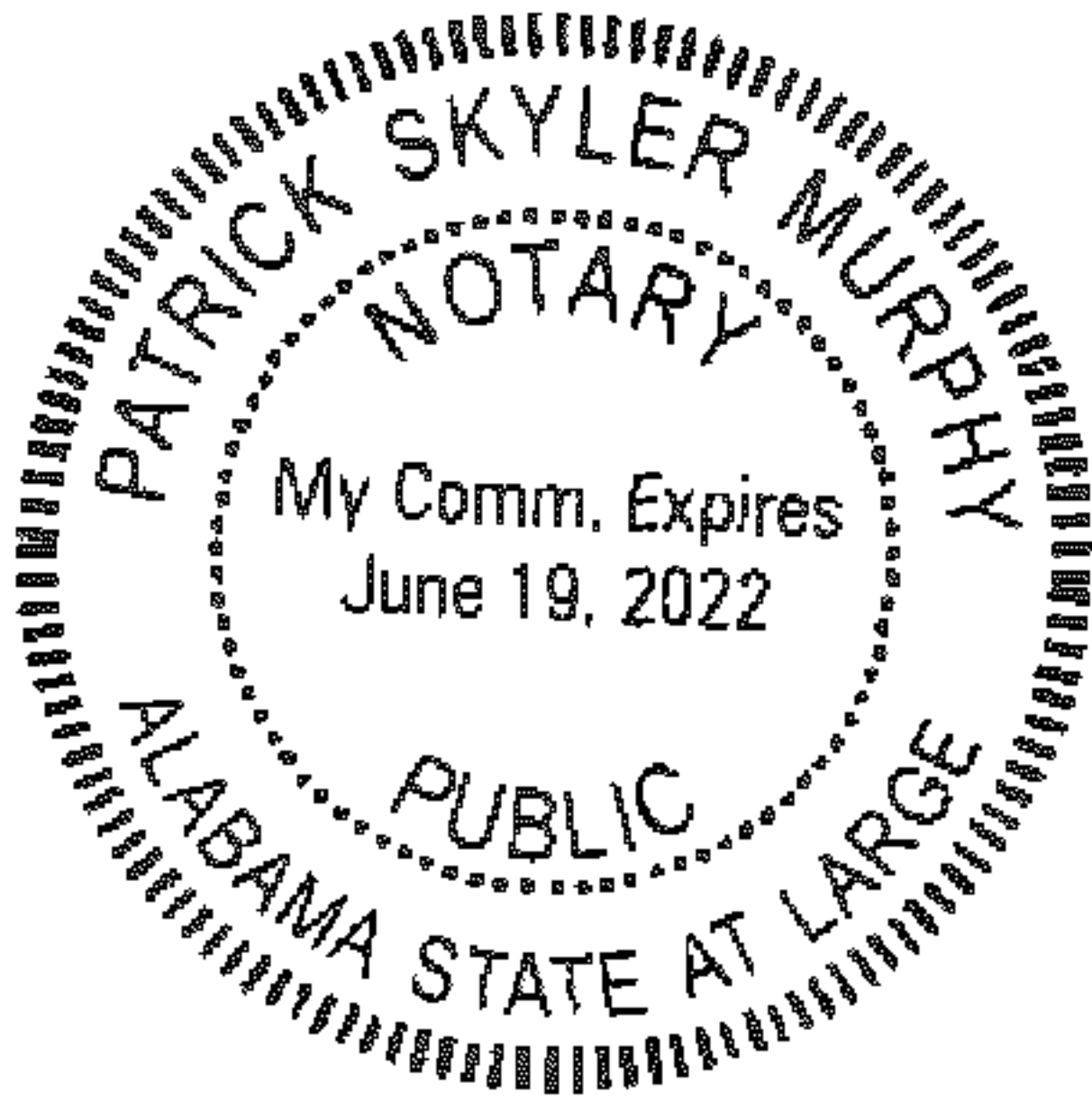
*Geraldine Knowles acting by
and through her attorney in fact
Twila K Kilgore*

Geraldine L. Knowles, acting by and
through her attorney-in-fact, Twila K.
Kilgore

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Twila K. Kilgore, whose name as attorney in fact for A. Jack Knowles, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for A. Jack Knowles on the day the same bears date.

Given under my hand and official seal this the 1st day of June, 2020.



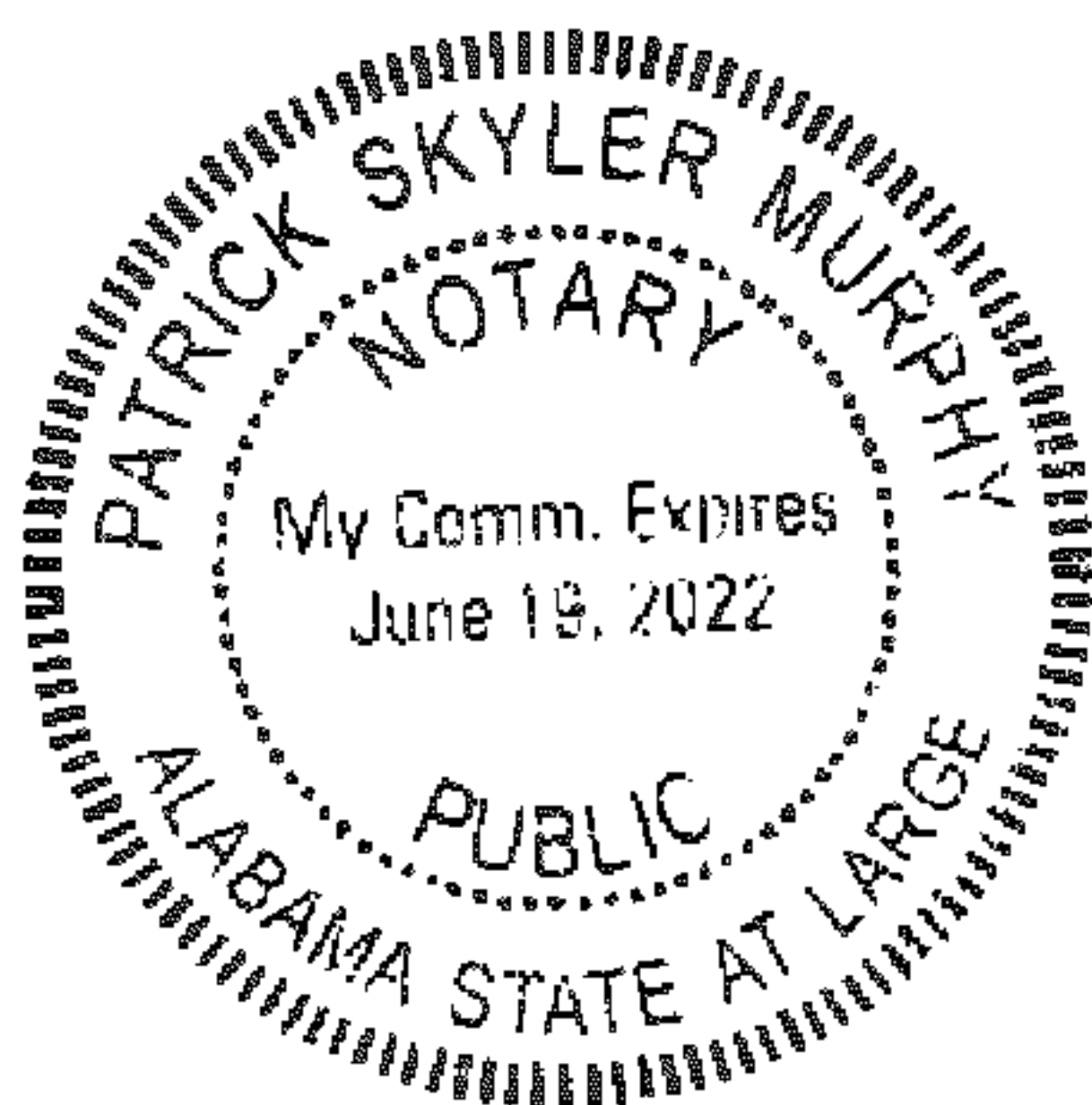
Patrick Skyler Murphy

Notary Public
Print Name: *Patrick Skyler Murphy*
Commission Expires: *6-19-22*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Twila K. Kilgore, whose name as attorney in fact for Geraldine L. Knowles, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Geraldine L. Knowles on the day the same bears date.

Given under my hand and official seal this the 1st day of June, 2020.



Patrick Skyler Murphy

Notary Public
Print Name: *Patrick Skyler Murphy*
Commission Expires: *6-19-22*

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>A. Jack Knowles and Geraldine L. Knowles</u>	Grantee's Name	<u>Robert T. Ralley</u>
Mailing Address	<u>2517 Woodfern Circle</u>	Mailing Address	<u>1247 Southwind Drive</u>
	<u>Hoover AL 35244</u>		<u>Helena AL 35080</u>
Property Address	<u>1974 Riva Ridge Rd</u>	Date of Sale	<u>6/1/2020</u>
	<u>Helena AL 35080</u>	Total Purchase Price	<u>\$ 179,000</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 6-2-2020 Print Skyler Murphy

☐ Unattested ☐ (verified by) Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2020 08:18:09 AM
 \$55.00 CHERRY
 20200603000222450

Allen S. Bayl