

Send tax notice to:
Robert S. Wambles & Lynn Allison Wambles
12825 Hwy 61
Wilsonville, AL 35186
HOV2000663

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Justyn M. Knighten and Peyton Knighten, husband and wife** whose mailing address is: **145 Panorama Point; Shelby, AL 35143** (hereinafter referred to as "Grantors"), by **Robert S. Wambles and Lynn Allison Wambles** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$231,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Justyn M. Knighten and Peyton Knighten have hereunto set their signature(s) and seal(s) on November 10th, 2020.

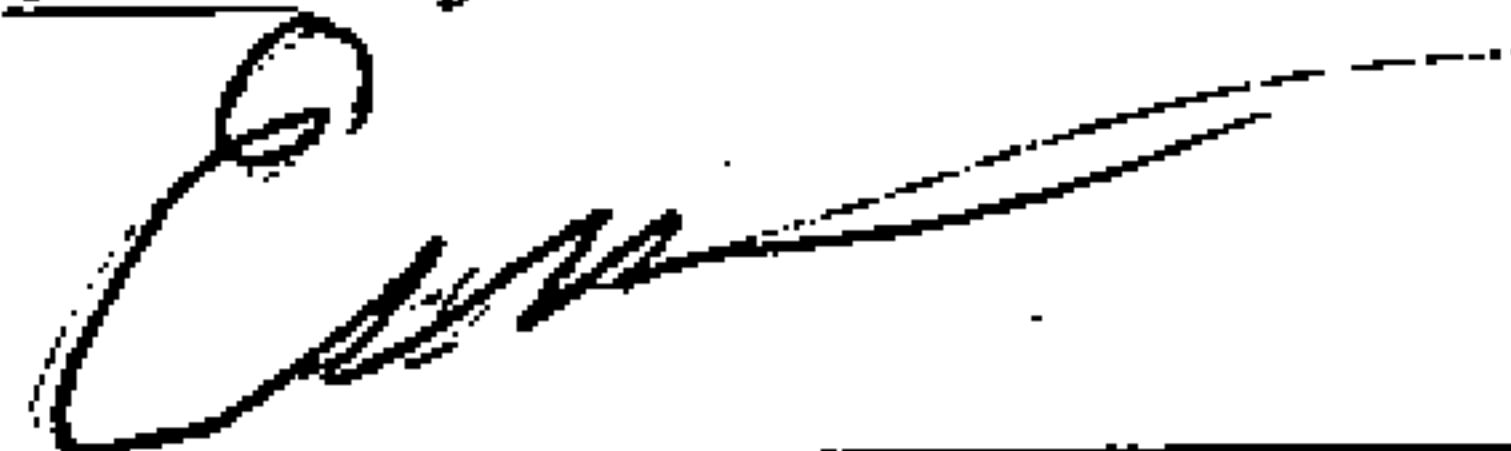

Justyn M. Knighten


Peyton Knighten

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justyn M. Knighten and Peyton Knighten, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2020.

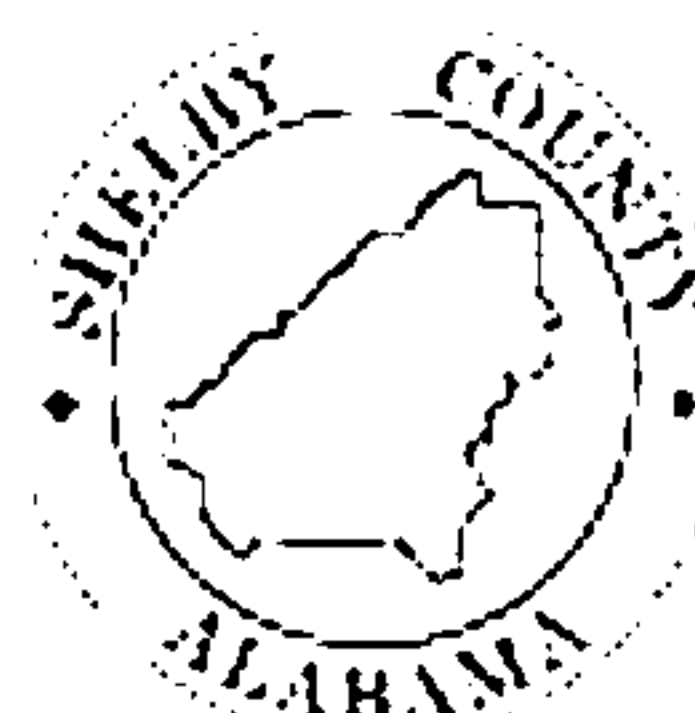
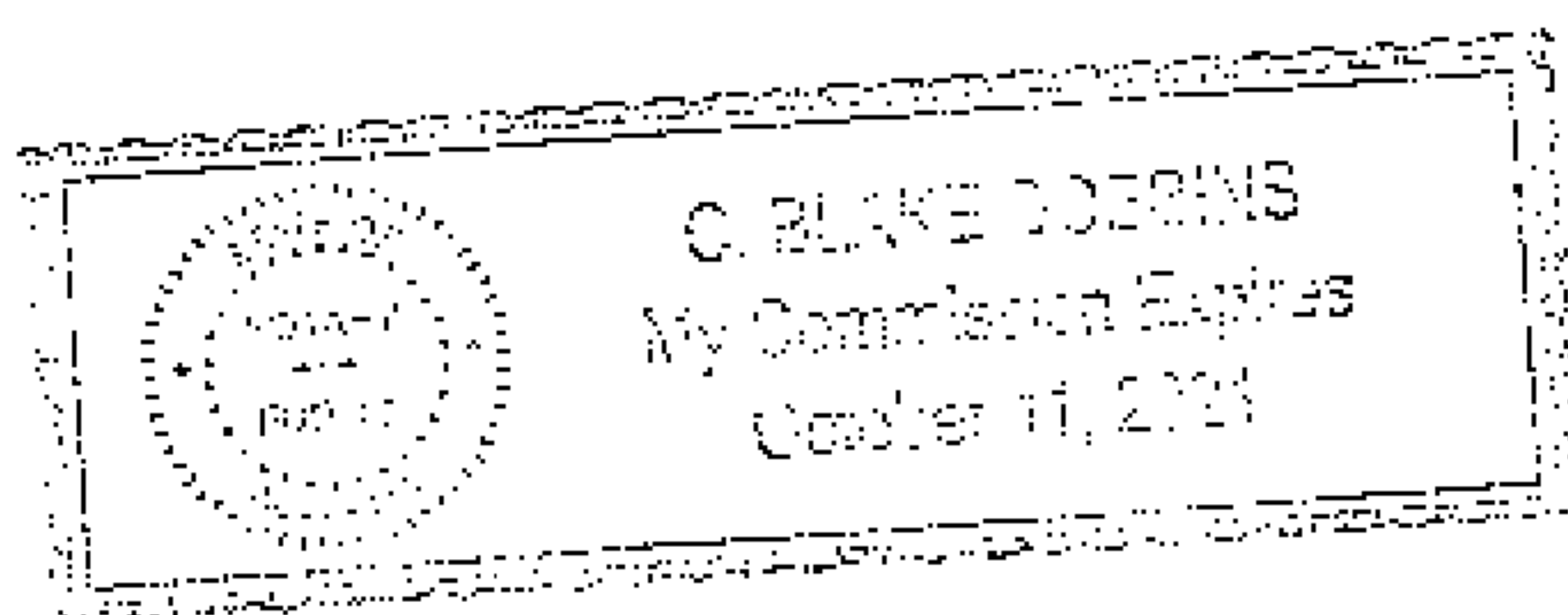


Notary Public

Print Name: C. Blake Dobbin

Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2020 01:56:56 PM
\$83.00 JESSICA
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Allen S. Bayl