

This instrument prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

James M. Knight
Melissa Ann Knight
817 Saint Charles Ln.
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor(s), Martha Willcutt and James Ralph Willcutt, Wife and Husband, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said James M. Knight and Melissa Ann Knight, (herein referred to as Grantees) as joint tenants with rights of survivorship, and upon the death of either of them, then unto 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:

LOT 15-A, ACCORDING TO THE RESURVEY OF LOTS 15 & 16, ST. CHARLES PLACE, AS RECORDED IN MAP BOOK 17, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2021.
2. Easements, restrictions, conditions and reservations of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I, do for myself and for my heirs, executors and

administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 22 day of January, 2021.

Martha Willcutt
Martha Willcutt

James Ralph Willcutt
James Ralph Willcutt

STATE OF ALABAMA)

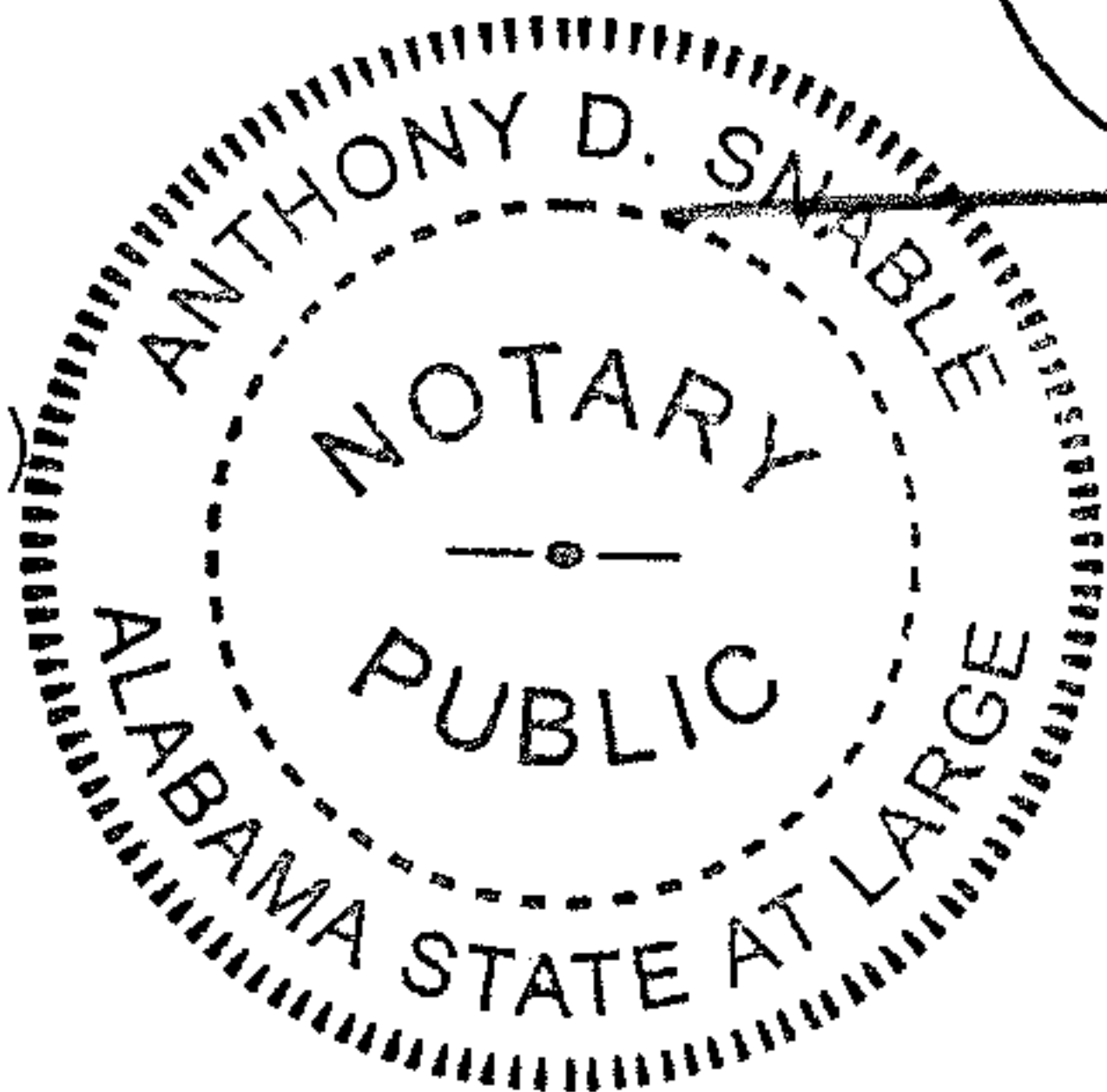
20210202000056010 02/02/2021 04:27:27 PM DEEDS 3/4

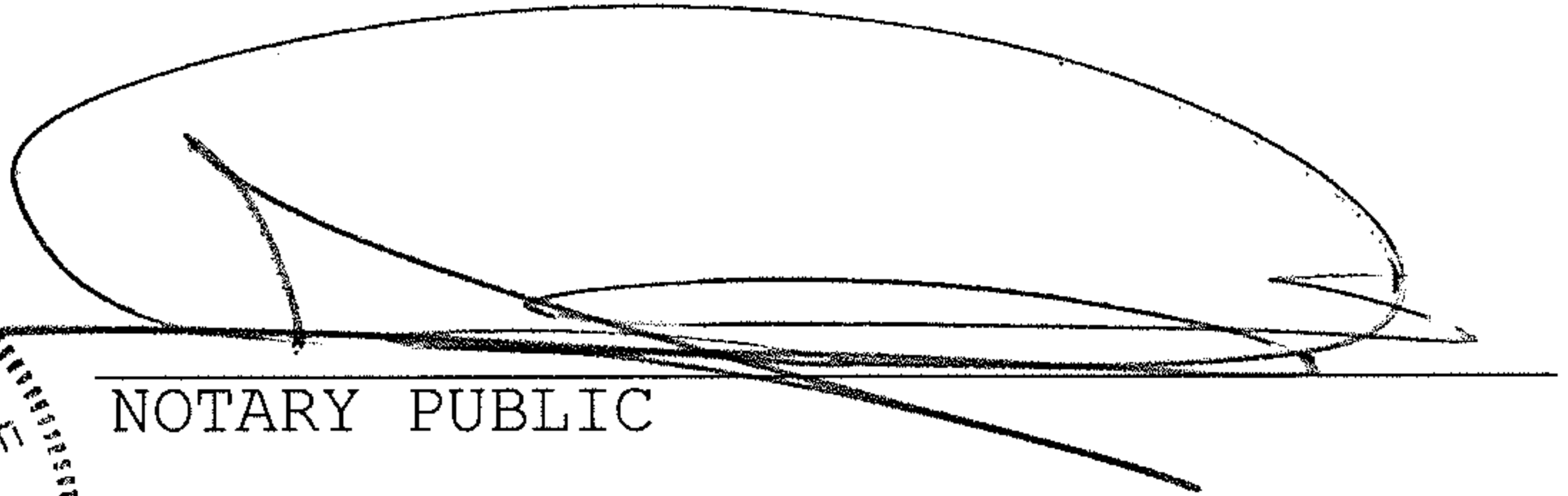
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha Willcutt, 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 on this the 29 day of January, 2021.

(NOTARIAL SEAL)




NOTARY PUBLIC

My Commission Expires:

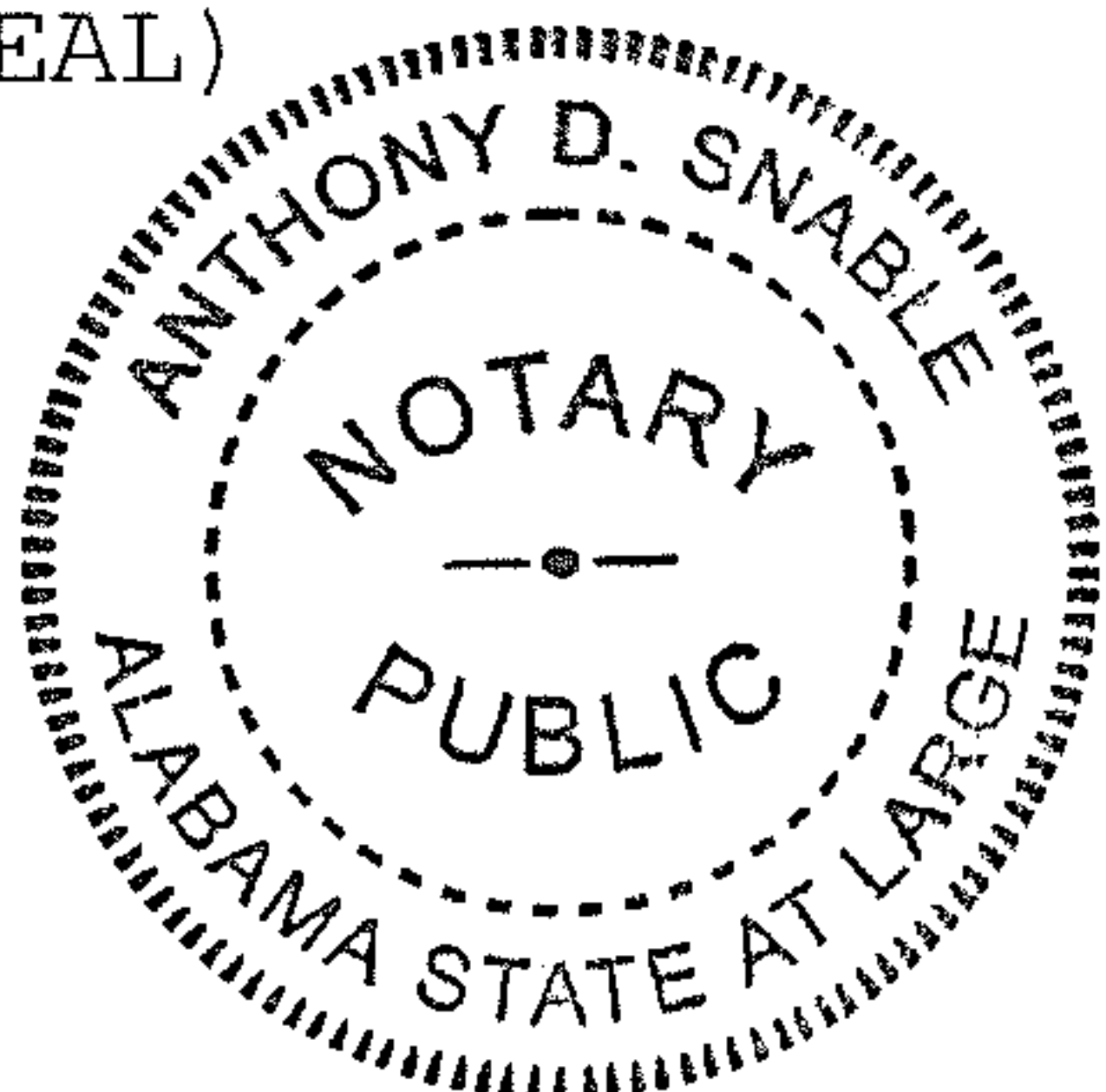
STATE OF ALABAMA)

St. Clair COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ralph Willcutt, 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 on this the 22 day of January, 2021.

(NOTARIAL SEAL)




NOTARY PUBLIC

My Commission Expires: 10-10-2023

Real Estate Sales Validation Form

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

Grantor's Name Martha Willcutt
James Ralph Willcutt
 Mailing Address 817 Saint Charles Ln.
Helena, AL 35080

Grantee's Name James M. Knight
Melissa Ann Knight
 Mailing Address 817 Saint Charles Ln.
Helena, AL 35080

Property Address 817 Saint Charles Ln.
Helena, AL 35080

Date of Sale 1-22-2021
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$175,600.00 *

Recording Value: \$ 58,533.33 *

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 ☐ Appraisal
☐ Sales Contract ☒ Other * recording value is determined based on
☐ Closing Statement. Grantor's undivided one-third interest in subject property
 value computed at one-third Shelby County Tax Assessor's market value of \$58,533.33.

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 validation, 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: 1-22-2021

Print Name: Anthony D. Snable, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/02/2021 04:27:27 PM
 \$90.00 CHERRY
 20210202000056010

Ann S. Bayl