

Send tax notice to: Joseph D. Chambers, 760 Carl Raines Lake Rd., Hoover, Al. 35244

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred thousand and no/100 (\$400,000.00) Dollars 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

Harvey Knighten, III and his wife Heather Knighten, whose mailing address is:
1166 Country Club Circle, Hoover, AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph D. Chambers and Mallory P. Chambers
whose mailing address is: 760 Carl Raines Lake Rd., Hoover, Al. 35244

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 760 Carl Raines Lake Rd., Hoover, Al. 35244 to wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$341,360.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless 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 (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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 6th day
of July, 2021.

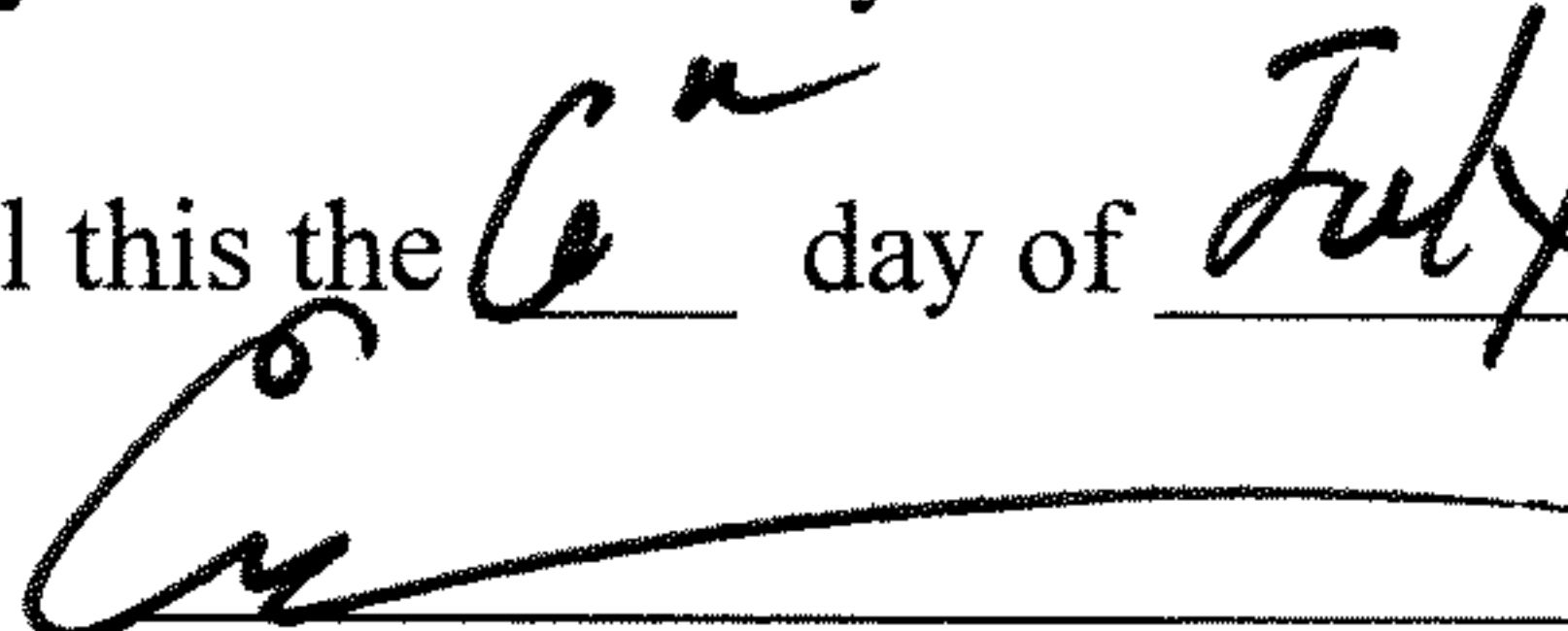
 (SEAL)
HARVEY KNIGHTEN, III
 (SEAL)
HEATHER KNIGHTEN

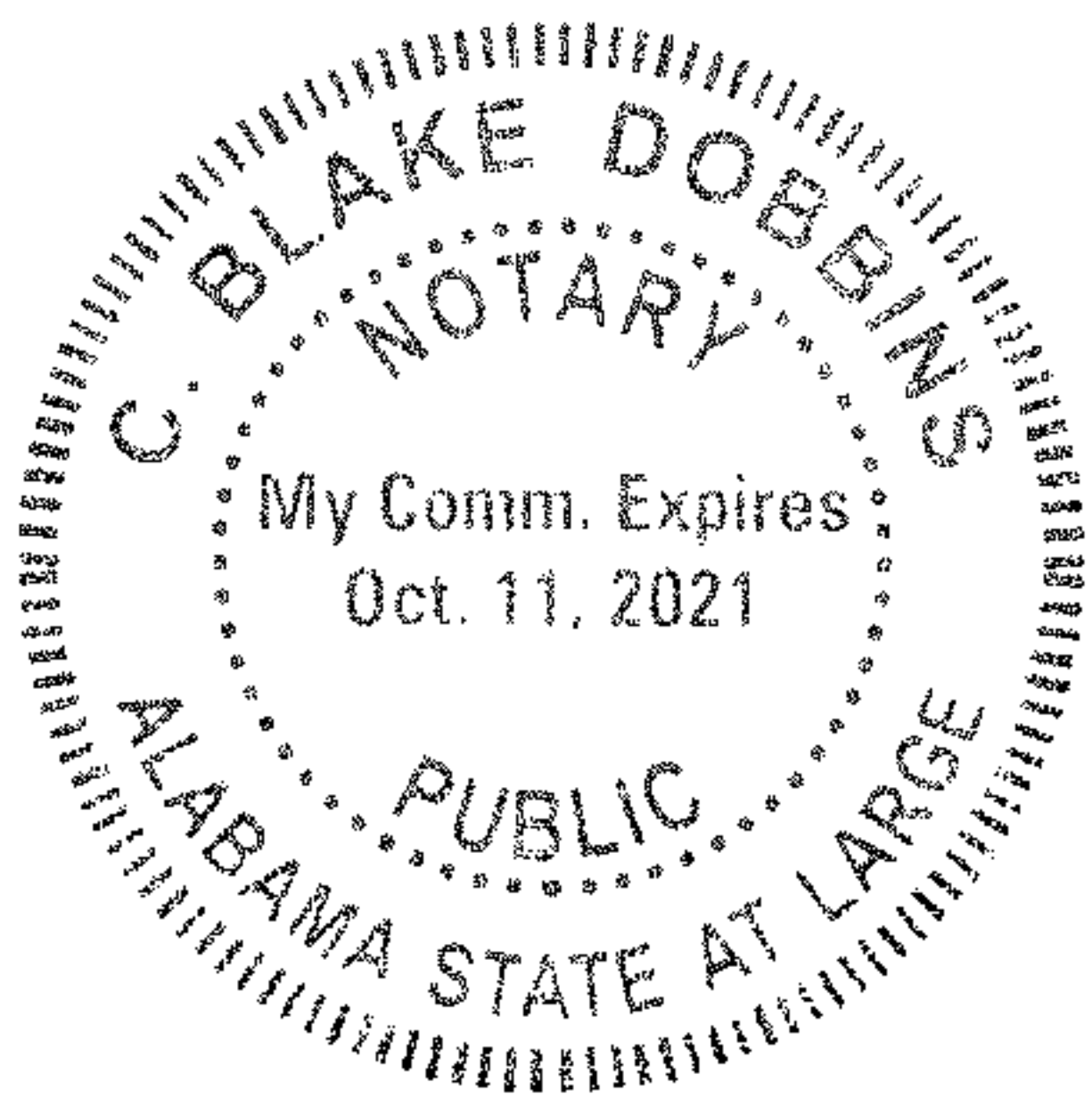
State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harvey Knighten, III and his wife Heather Knighten, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of July 2021.

My commission expires:


NOTARY PUBLIC



SCHEDULE A

The Land is described as follows:

Parcel I:

Lot 1-A, according to the Resurvey of Lots 1, 9, 10 & 12 thru 17 of the Highlands at Riverchase, as recorded in Map Book 23, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

A parcel of land situated in the Northwest 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 25 and run in a northerly direction along the East line of said 1/4 - 1/4 for a distance of 562.55 feet to an iron, said point being the Southeast corner of Lot 7, The Highlands at Riverchase, as recorded in Map Book 23, Page 8, in the Shelby County Probate Office; turn an angle to the left of 89 degrees 15 minutes 44 seconds and run in a westerly direction along the South line of Lots 7, 6, 5, 4, and 2 for a distance of 421.75 feet to the Southeast corner of the aforementioned Lot 1A; thence continue along the last described course and along the South line of said Lot 1A for a distance of 154.35 feet to the Southwest corner of said Lot 1A and the Point of Beginning of the parcel of land herein described; thence turn an angle to the right of 89 degrees 15 minutes 44 seconds and run in a northerly direction along the West line of Lot 1A for a distance of 66.85 feet to an iron on the Southeast right of way of Carl Raines Lake Road, as shown on the Carl Raines Lake Road Dedication map as recorded in Map Book 20, Page 110, in the Shelby County Probate Office; thence turn an angle to the left of 127 degrees 10 minutes 57 seconds to the tangent of a curve, said curve having a radius of 313.34 feet a central angle of 17 degrees 39 minutes 41 seconds and curving to the right in a southwesterly to Westerly direction; thence run along the arc of said curve for a distance of 96.59 feet to an iron; thence turn an angle to the left of 69 degrees 32 minutes 20 seconds from the tangent of said curve and run southerly for a distance of 19.77 feet, more or less, to an iron; thence turn 90 degrees 00 minutes 00 seconds left and run easterly for a distance of 85.00 feet to the Point of Beginning of said parcel of land adjacent to and abutting said Lot 1A.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2021 12:01:08 PM
\$87.00 CHERRY
20210713000339920

Allen S. Bayl

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