

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2021237

Send Tax Notice To: James A. Knight
C. Leigh Knight
1034 Eagle Mountain Lane
Birmingham, AL 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Sixty Five Thousand Dollars and No Cents (\$665,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bradley J. Kamman and Jennifer Kamman, Husband and Wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James A. Knight and C. Leigh Knight**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1034 Eagle Mountain Lane, Birmingham, AL 35242**; to wit;

LOT 1811, ACCORDING TO THE SURVEY OF EAGLE POINT - 18TH SECTOR, AS RECORDED IN MAP BOOK 35, PAGE 94 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2022, and subsequent years.**
2. **Easements and Right of Way recorded in Deed Book 290, Page 848,**
3. **Easement as referred to in Inst. #1993-3817, Inst. #1996-1572 and Inst. #1996-26590,**
4. **Transmission Line Permit to Alabama Power Company as recorded in Deed Book 111, Page 408 and Deed Book 149, Page 380, in the Probate Office of Shelby County, Alabama.**
5. **Restrictions or Covenants recorded in Deed Book 206, Page 448, in the Probate Office of Shelby County, Alabama, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
6. **Easements and right of ways for roads and utilities as set out in Condemnation Case Number 19-278, and Lis Pendens Book 42, Page 263, (refiled in Inst. #1993-03429, and in Lis Pendens Book 42, Page 303 (refiled in Inst. #1992-3427, amended in Lis Pendens Book 42, Page 287, (refiled in Inst. #1992-3428) as set out in Inst. #1993-8450,**
7. **Declaration of Easement as recorded in Inst. #1993-24183,**
8. **Release of Damages, Mineral and mining rights and rights incident thereto recorded in Volume 331, Page 262, and Inst. #1994-20416,**
9. **Right of Way granted to Alabama Power Company by Instrument recorded in Volume 111, Page 408, and Volume 149, Page 380, in the Probate Office of Shelby County, Alabama.**
10. **Restrictive Covenants with grant of land easement recorded in Inst. #20050729000382330,**
11. **Covenants, Restrictions and easements appearing of record in Inst. #20060512000226070,**
12. **NOTE: Map Book 35, Page 94, shows the following reservation: Sink Hole Prone Areas- The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. " Area underlain by limestone and thus may be subject to lime sink activity".**

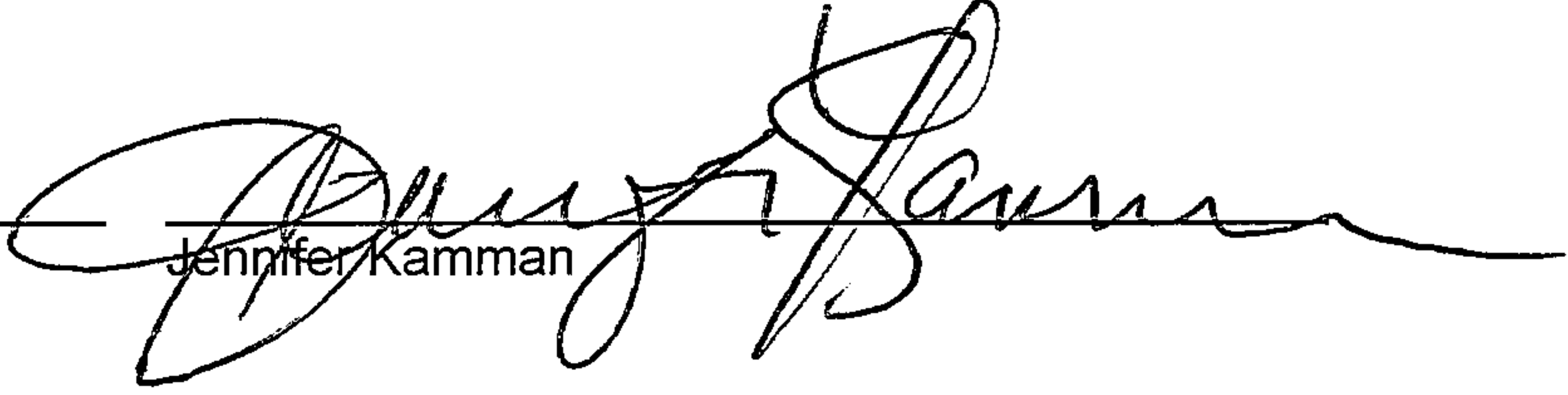
\$532,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of October, 2021.


Bradley J. Kamman

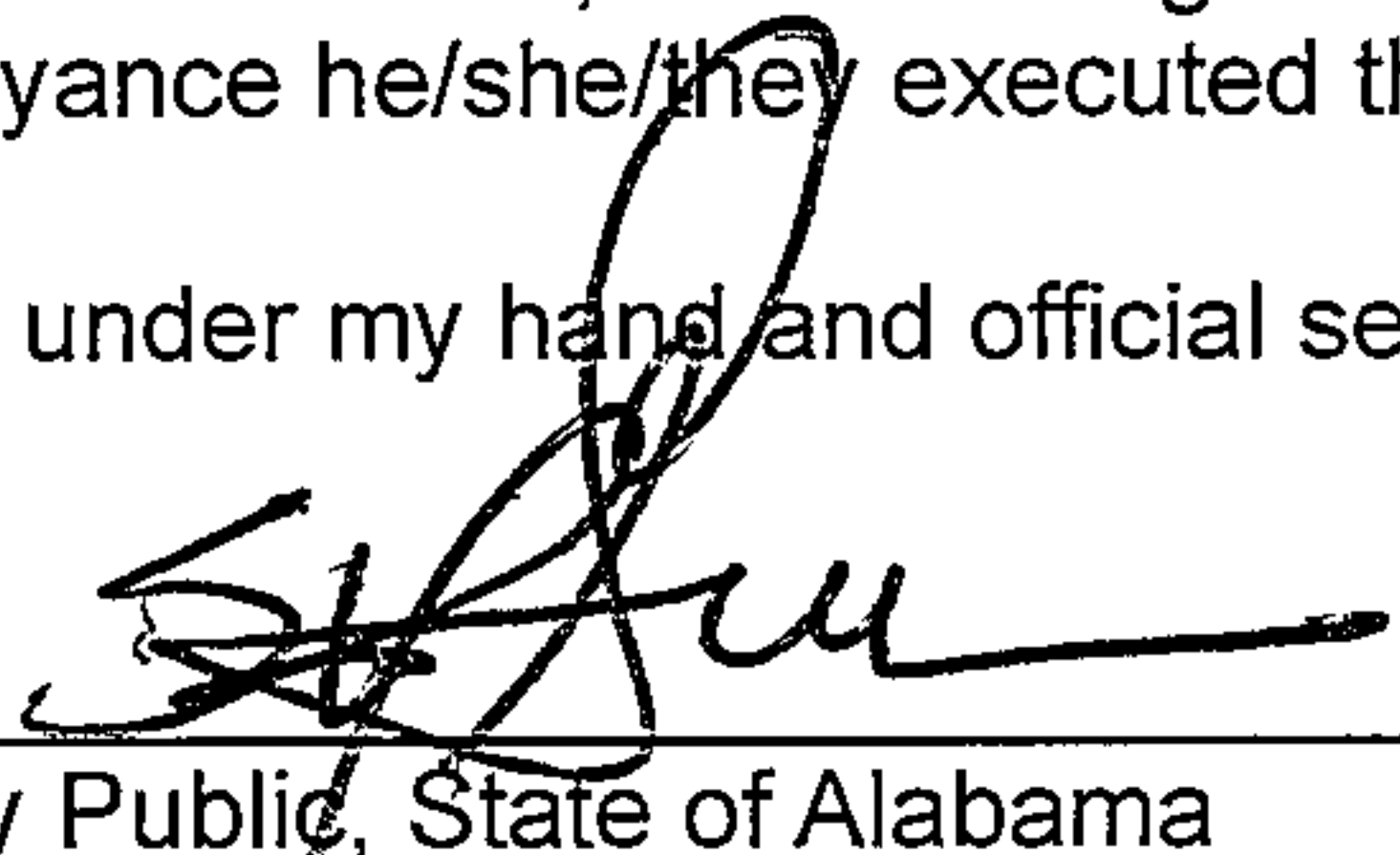

Jennifer Kamman

State of Alabama

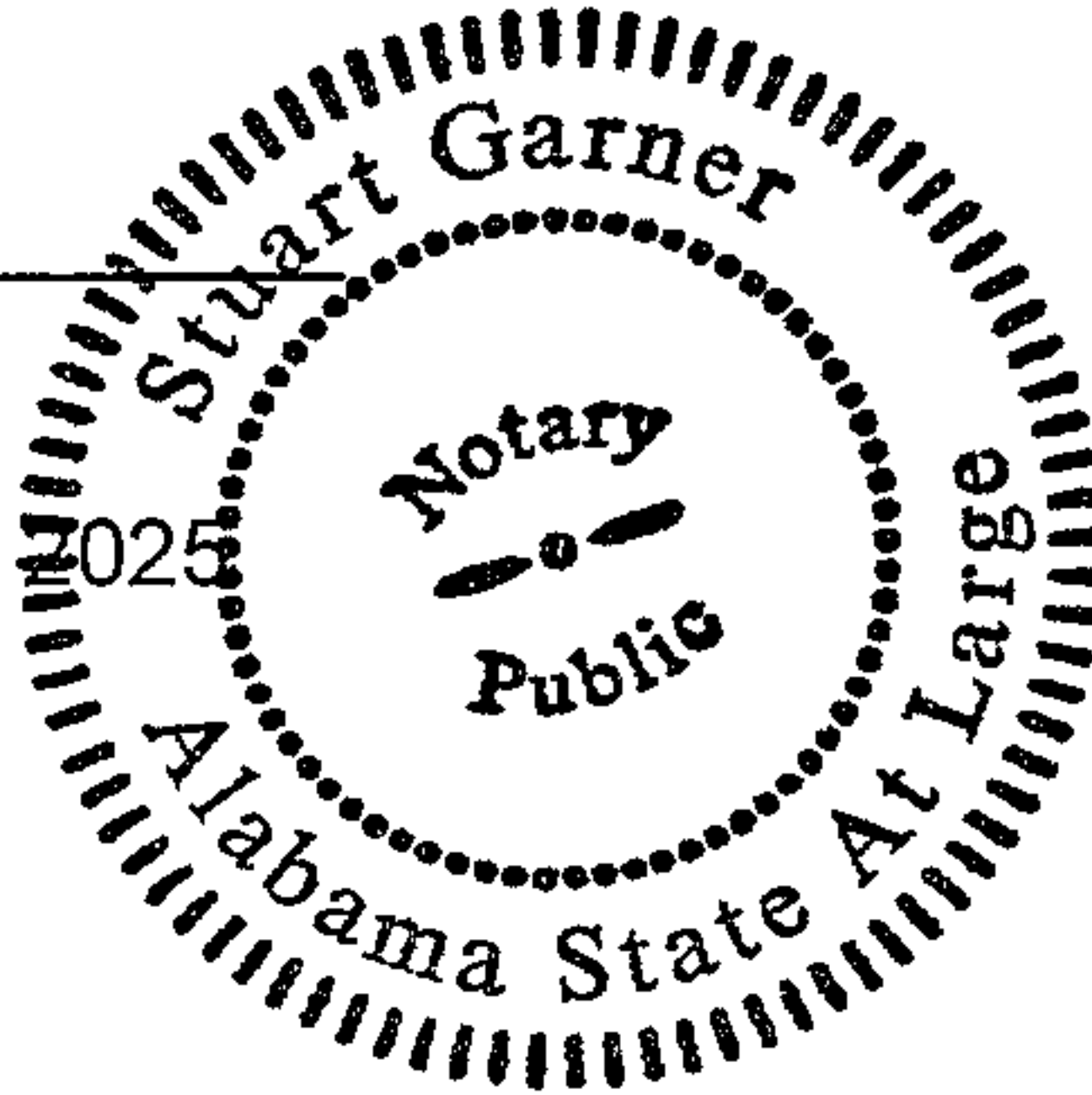
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Bradley J. Kamman and Jennifer Kamman, 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 this the 4th day of October, 2021.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025



Real Estate Sales Validation Form

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

Grantor's Name	Bradley J. Kamman Jennifer Kamman	Grantee's Name	James A. Knight C. Leigh Knight
Mailing Address	1034 Eagle Mountain Lane Birmingham, AL 35242	Mailing Address	1034 Eagle Mountain Lane Birmingham, AL 35242
Property Address	1034 Eagle Mountain Lane Birmingham, AL 35242	Date of Sale	October 04, 2021
		Total Purchase Price	\$665,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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.

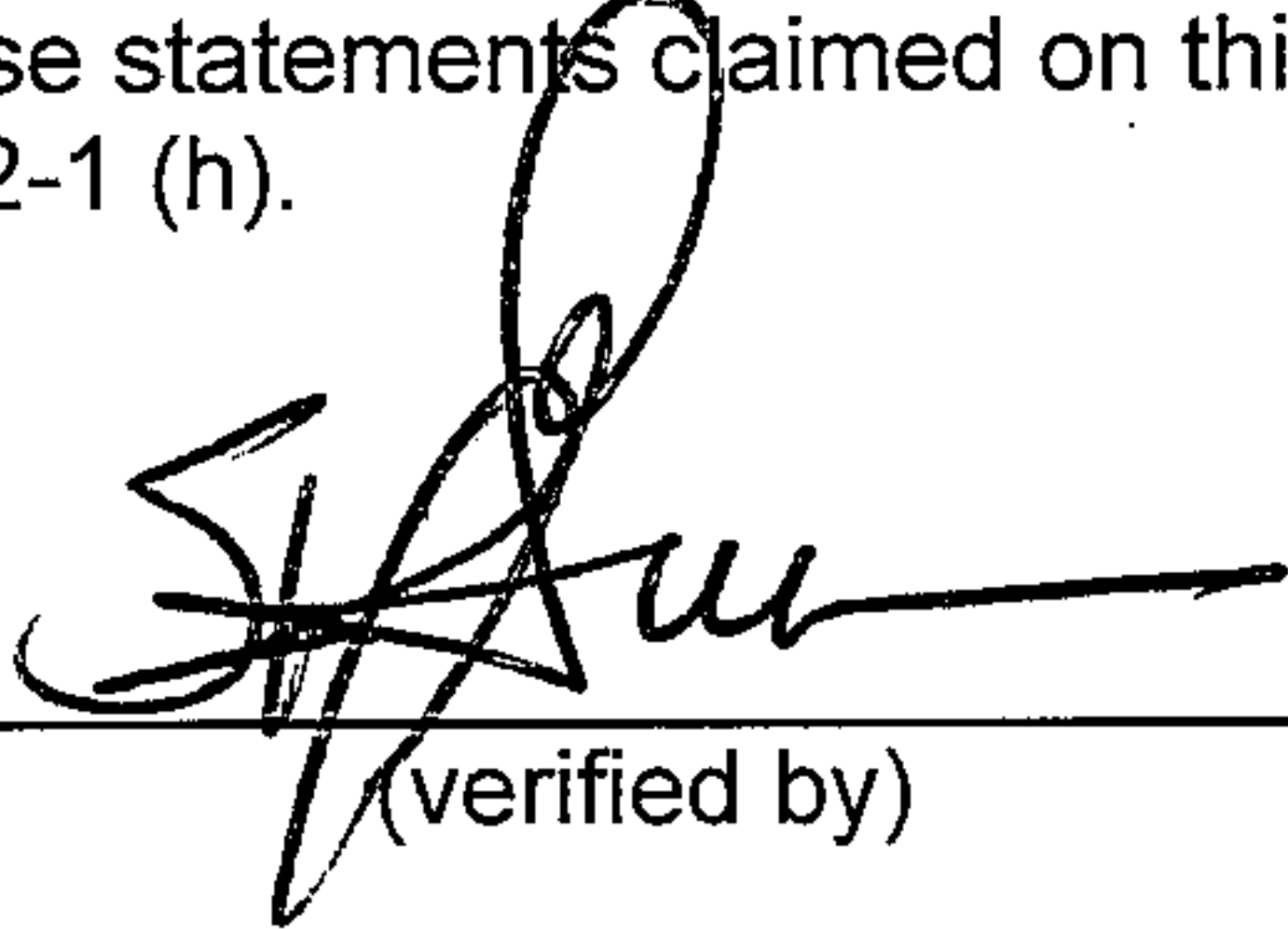
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	September 29, 2021	Print	Bradley J. Kamman
☐ 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
10/06/2021 03:39:19 PM
\$161.00 JOANN
20211006000488790

