



20211210000587670 1/6 \$48.50
Shelby Cnty Judge of Probate, AL
12/10/2021 01:57:27 PM FILED/CERT

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Anna Lynn Nannini
3515 Spring Creek Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to formalize the descent of realty within the family, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **MELISSA KNOWLES NANNINI** of 753 Bluff Road, Rockford, AL 35136, and **AMY JO KNOWLES ROBERTS**, of BX 287, Shorter, AL 36075, both married women, do grant, bargain, sell, and convey unto **ANNA LYNN NANNINI**, an unmarried woman, of 3515 Spring Creek Road, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 3515 Spring Creek Road, Montevallo, AL 35115, more particularly described as:

Commence at the NE corner of §14, Twp22S, R3W and run thence S along the E line of said §14 37.69 feet; thence continue 898.72 feet; thence continue S 41.07 feet to the Point of Beginning: Thence continue S along the said § line 161.99 feet to the N right of way margin of Spring Creek Road (Shelby County Alabama Highway 12); thence run SW along the said right of way margin 278.81 feet; thence turn right and run N10°57'32"W for 176.83 feet to a found rebar; thence angle right and run N 22°09'58"E 66.35 feet to a found 2 inch bar; thence run N 22°45'59"W 10.55 feet; thence run N 82°55'06"E 134.62 feet to the point of beginning.

Contains ±1.24 acres.

Shelby County, AL 12/10/2021
State of Alabama
Deed Tax: \$11.50

Source of title: A warranty deed from Martha Ingram Knowles to grantors herein, executed 29 October 1998 and recorded on 04 November 1998 at instrument number 1998:43501 in the Shelby County Alabama Probate Office.


The property is part of a larger parcel that has been appraised at \$321,600 by the Shelby County Revenue Commissioner in 2021. This division leaves all property involved in family hands.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

MELISSA KNOWLES NANNINI AND AMY JO KNOWLES ROBERTS, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **MELISSA KNOWLES NANNINI AND AMY JO KNOWLES ROBERTS**, have set our hands and seals, this December 2021.


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Witness:

Steve Sears

Melissa K. Nannini (Seal)
MELISSA KNOWLES NANNINI

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Melissa Knowles Nannini, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 08 December 2021.

Steve Sears

Notary public

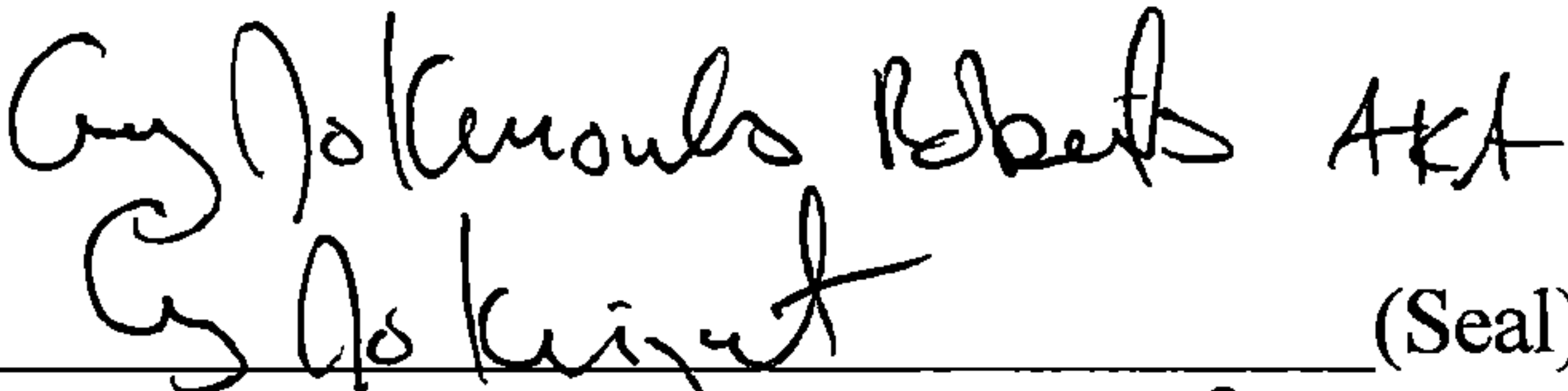
My commission expires 22 March 2022



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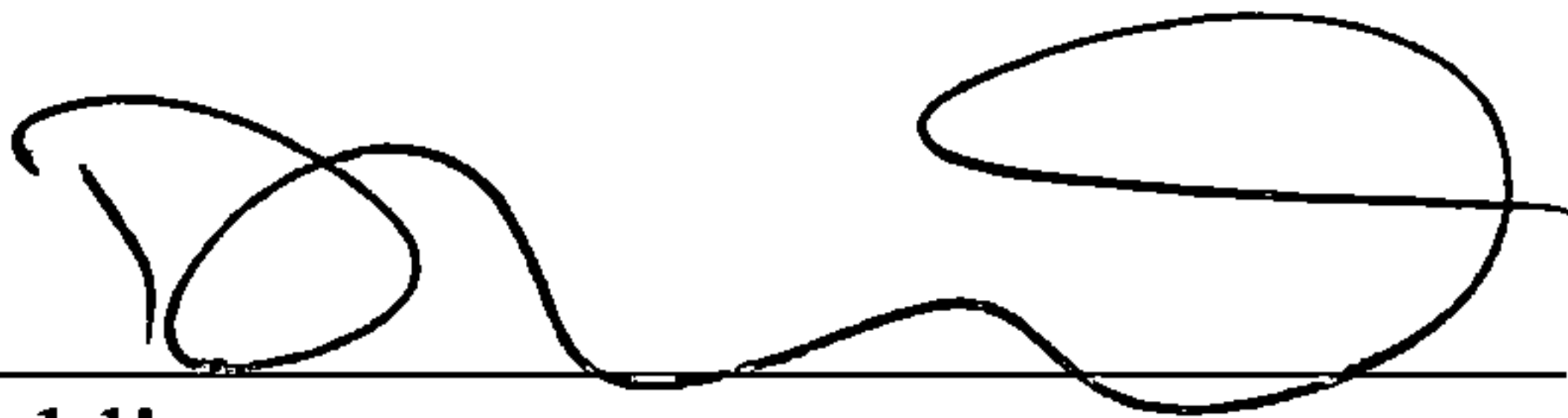
WITNESS:




(Seal)
AMY JO KNOWLES ROBERTS AKA
Amy Jo Knight

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Amy Jo Knowles Roberts, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

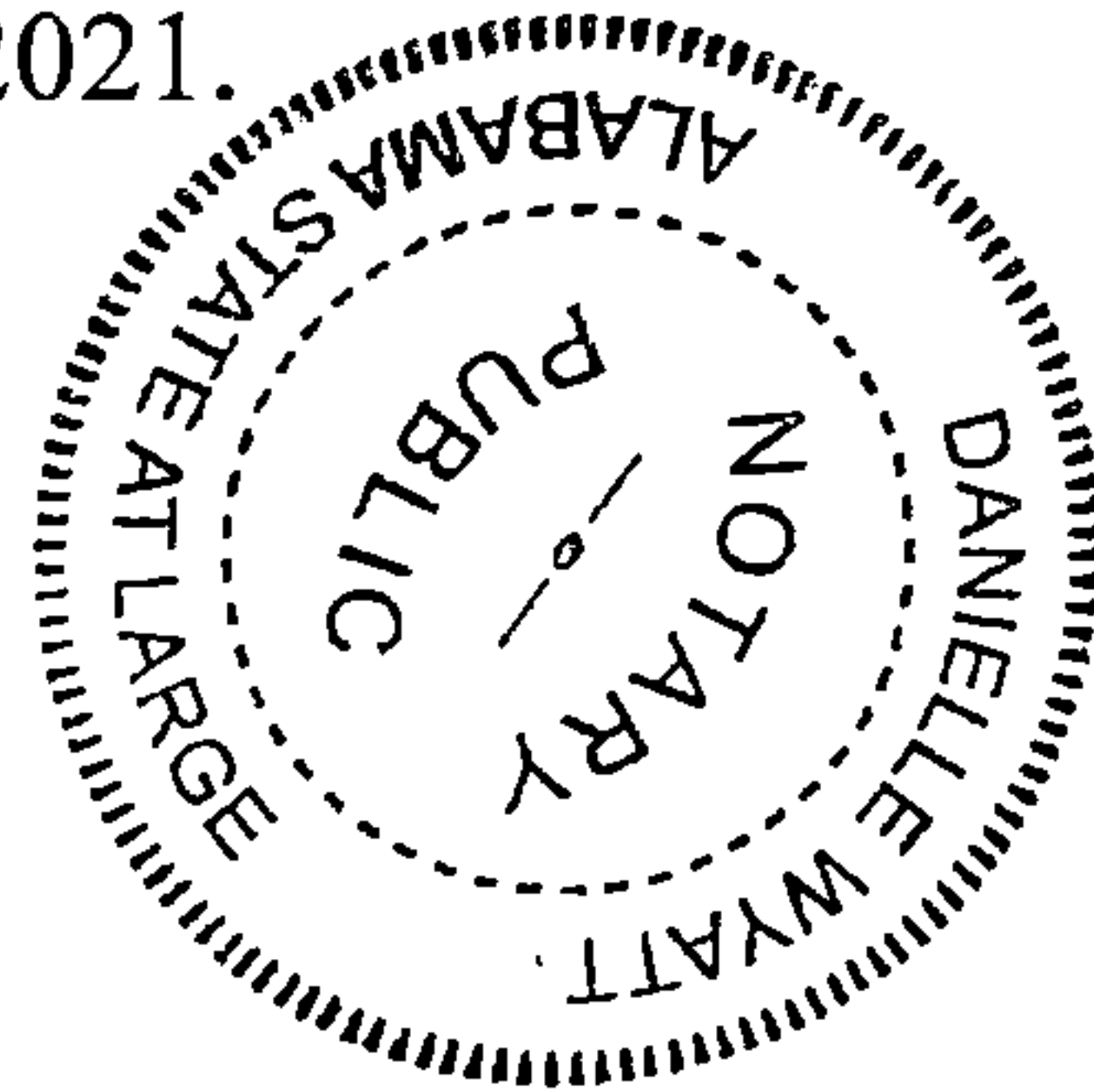
Given under my hand and official seal this 10 December 2021.



Notary public

My commission expires

7/15/23



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THE STATE OF ALABAMA)
COUNTY OF SHELBY)

NAME AFFIDAVIT

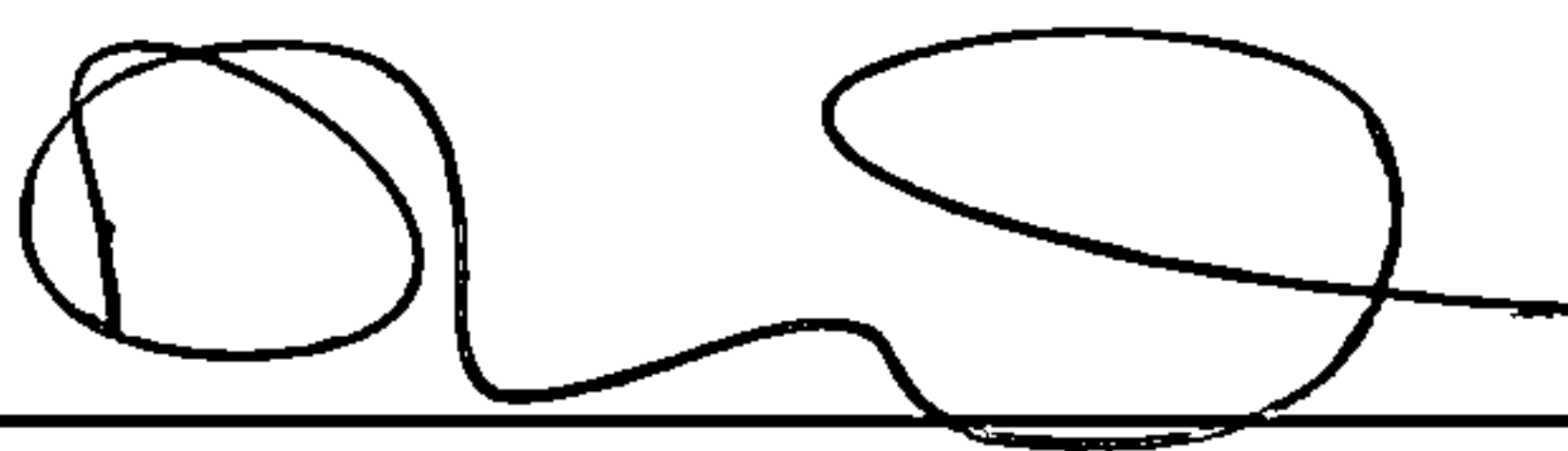
Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Amy Jo Knight, who being by me duly sworn, deposes and says:

My name is Amy Jo Knight and I am over the age of twenty-one years (21) and I presently reside in Shorter, Alabama. At the time I acquired property located and described as 3515 Spring Creek Road Montevallo AL , as the deed is recorded in the Office of the Judge of Probate of Shelby County, Alabama, my name appears as "Amy Jo Knowles Roberts". My name is Amy Jo Knight, but I am also known as Amy Jo Knowles Roberts. This affidavit is given to state and clarify all names that I am known by and that Amy Jo Knight, and Amy Jo Knowles Roberts are one and the same person.



Amy Jo Knight

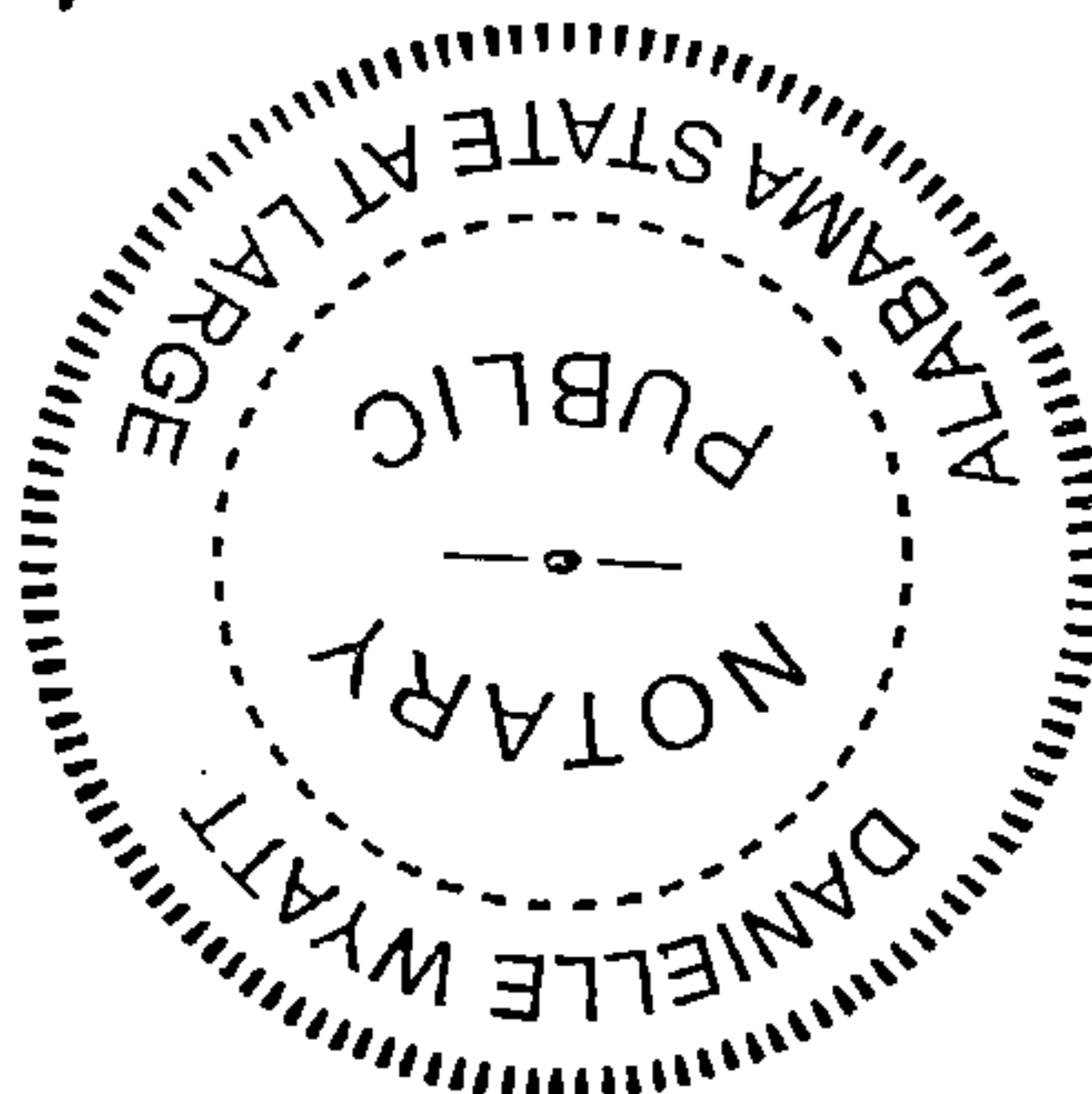
Sworn to and subscribed before me on this the 10 day of
December . 2021.



Notary Public

My Commission Expires: 7/15/23

File No.



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Real Estate Sales Validation Form

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

Grantor's Name * Melissa Knowles Nannini Robert Knight Grantee's Name Anna Lynn Nannini
Mailing Address 753 Bluff Road Mailing Address 3515 Spring Creek Road
Rockford, AL 35136 Montevallo, AL 35115

Property Address 3515 Spring Creek Road Date of Sale _____
Montevallo, AL 35115 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 11,460

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 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 _____

Print Melissa K Nannini

Sign Melissa K Nannini

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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