

This document prepared
Name: Linda Lawson Knowles
Firm/Company: Creekview Properties
Address: 3345 Spring Creek Road
City, State, Zip: Montevallo, Al 35115
Phone: 205 902 1518

)Tax Notice should be sent to:
)
) Linda L Knowles & Kimbrell D. Knowles
) 3345 Spring Creek Road
) Montevallo, Al 35115
)
)
)

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED
With Rights of Survivorship



20220321000114490 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/21/2022 10:12:04 AM FILED/CERT

FOR VALUABLE CONSIDERATION OF a balance of \$2532..72_ cash in hand paid, the State of Alabama Property Tax Division and sufficiency of which is hereby acknowledged, **Linda Lawson Knowles**, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **Linda L. Knowles & Kimbrell D Knowles** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **Chilton**, State of Alabama, to-wit:

A Parcel of Land Located at 323 Shelby Street, Montevallo, Al

And more completely described in
Exhibit A attached hereto and made a part thereof.

Subject to: Taxes for it to be appraised as an addition to Bonnie's Place L2B and described in the attached State of Alabama Land Commissioner's Document making said transfer to Linda Knowles.**

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2022 shall be paid by Grantee.

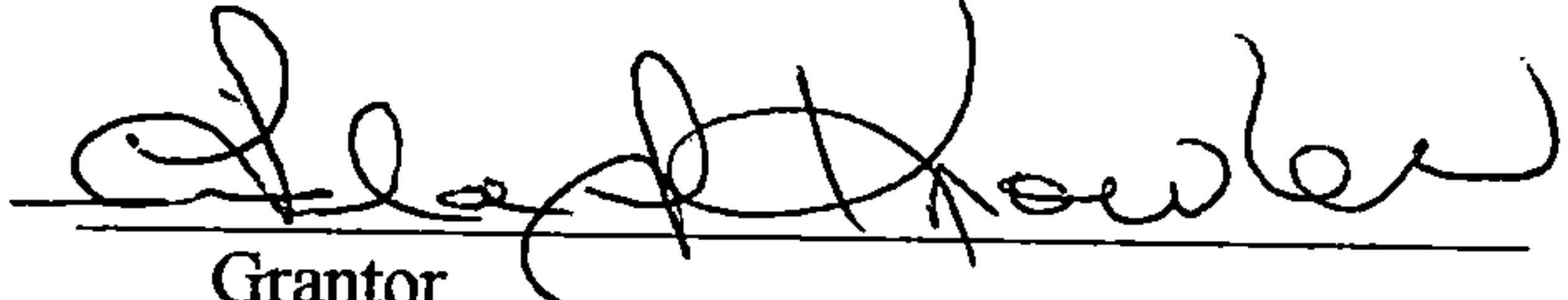
The property herein conveyed **is not a part** of the homestead of Grantor.

Shelby County, AL 03/21/2022
State of Alabama
Deed Tax: \$3.00

WITNESS Grantor(s) hand(s) this the 21st day of March, 20 22

Signed, Sealed and Delivered

in the presence of:


Grantor
Linda Lawson Knowles

STATE OF ALABAMA
SHELBY COUNTY


20220321000114490 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
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I, a Notary Public, hereby certify that Linda Lawson Knowles whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of March, 20 22.




Notary Public
Print Name Joann Ziolkowski

My commission expires: 12-7-2025

Grantee(s) Name, & Mailing Address

Described in Attachment A.

3

Grantor(s) Name, Address, phone:

Linda Lawson Knowles
3345 Spring Creek Road
Montevallo, Alabama 35115
205 665 2239

"Attachment A"

Deed Number: 67173

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 20th day of February, 2017, the Probate Court of SHELBY County rendered a decree for sale of lands hereinafter described and conveyed, for payment of State and County taxes then due from BRYANT, TIFFANY A the owner of said lands, and for the payment of fees, costs and expenses of and under said decree, and the sale had in execution thereof.

And WHEREAS, thereafter, to-wit, on the 27th day of March, 2017, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of SHELBY County for said taxes, fees, costs and expenses, and no person having bid a sufficient sum for the said lands to pay the same, said lands, were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

And WHEREAS, said land having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of TWO THOUSAND FIVE HUNDRED SEVENTY TWO DOLLARS & TWENTY FOUR CENTS is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, costs and officers' fees which were due upon or have accrued against said lands, as provided by law.

And WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by LINDA KNOWLES to purchase said land, and sum of TWO THOUSAND FIVE HUNDRED SEVENTY TWO DOLLARS & TWENTY FOUR CENTS (2572.24) therefore has been paid into the State Treasury.

NOW THEREFORE, the State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto the said LINDA KNOWLES without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

Parcel # 583602032002021001

Legal Description SUB. BONNIES PLACE L2 B MB37 MP040 LESS: SE1/2 OF SD LOT

lying and being situated in said County and State, to have and to hold the same, the said right and title of the State in the land aforesaid, unto LINDA KNOWLES and his/her/their/its heirs, assigns and successors forever.

In testimony whereof I have hereunto set my hand and seal this the 16th day of February, 2022.

Approved

Governor of Alabama

STATE LAND COMMISSIONER OF ALABAMA
By 
State Land Commissioner


20220321000114490 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/21/2022 10:12:04 AM FILED/CERT

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Vivian Taylor, a Notary Public in and for said County, in said State hereby certify that Revenue Commissioner Vernon Barnett, whose name is signed to the foregoing conveyance as State Land Commissioner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, in his/her capacity as such State Land Commissioner, executed the same voluntarily on the day the same bears date.

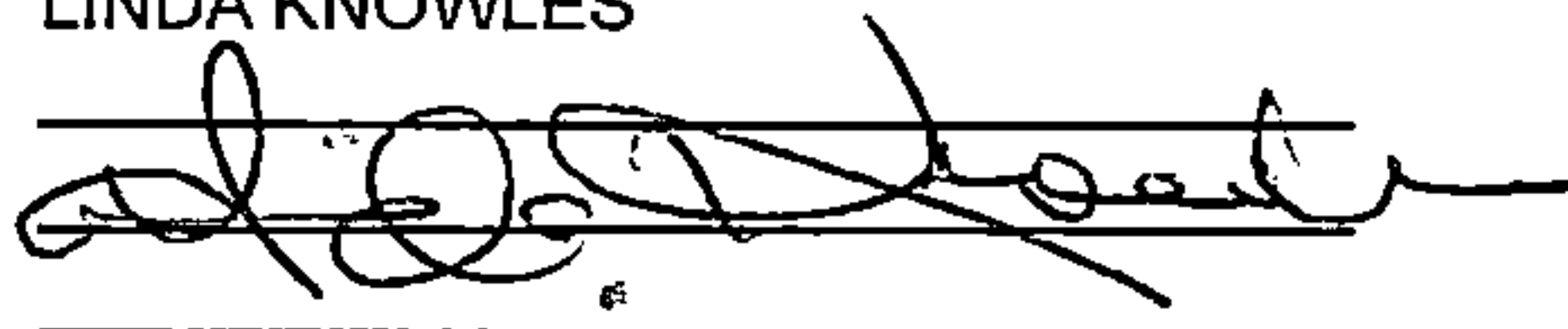
Given under my hand this the 16th day of February, 2022.

Vivian Taylor, Notary Public

My Commission expires: 07/28/2024

Grantor:
Alabama Department of Revenue
Property Tax Division
RSA Union Building
100 North Union Street, Suite 980
Montgomery, Alabama 36104

Grantee:
LINDA KNOWLES



This instrument was prepared by: Deanna Coman

Deed Number: 67173

Real Estate Sales Validation Form

Kim. D Knowles

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

Grantor's Name
Mailing Address

Linda Knowles
3345 Sp CK Rd
Montevallo, AL
35115

Grantee's Name
Mailing Address

Linda Knowles
3345 Sp CK Rd
Montevallo, AL
35115

Property Address

323 Shelby St
Montevallo, AL
35115

Date of Sale

March 21, 2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 2572.24

NOTE: Property to Be Appraised & Join in Mapping to 323 Shelby St Montevallo, AL

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 3/21/2022

Print

Linda L Knowles

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220321000114490 4/4 \$34.00
Shelby Cnty Judge of Probate, AL
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Form RT-1