

20220516000199060
05/16/2022 01:19:26 PM
CORDEED 1/2

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P. O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
KB Investments LLC
12585 Old Hwy 280, Suite 104
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY SEVEN THOUSAND DOLLARS AND 00/100 (\$37,000.00)**, to the undersigned grantor, **Kristina Knowles, a single woman**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **KB Investments LLC, an Alabama limited liability company** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

Lots 12 and 13, in Block 2, A.J. Grefenkamp's Survey of Buck Creek Cotton Mills Subdivision of East Half of Northeast ¼ of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 9, in Probate Office of Shelby County, Alabama.

Also, South 30 feet facing Birmingham-Montgomery Highway of Lots 11, Block 2, A.J. Grefenkamp's Survey of Buck Creek Cotton Mills Subdivision of East Half of Northeast ¼ of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 9, in Probate Office of Shelby County, Alabama, and lying parallel to Lot 12 and extending to the East line of Lot 12; thence North 30 feet from Northeast corner of Lot 12; thence West to beginning.

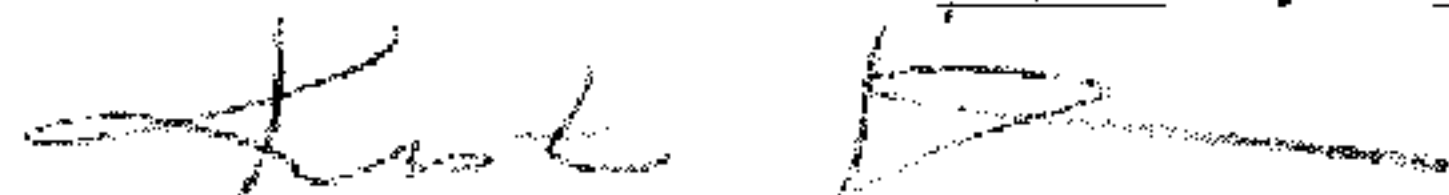
Subject to the statutory right of redemption from that certain foreclosure deed dated March 27, 2017, recorded in Instrument #20170329000105770, in Probate Office.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS INSTRUMENT IS GIVEN TO CORRECT THE CONSIDERATION TO \$37,000.00 IN INSTRUMENT #20170725000267510, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

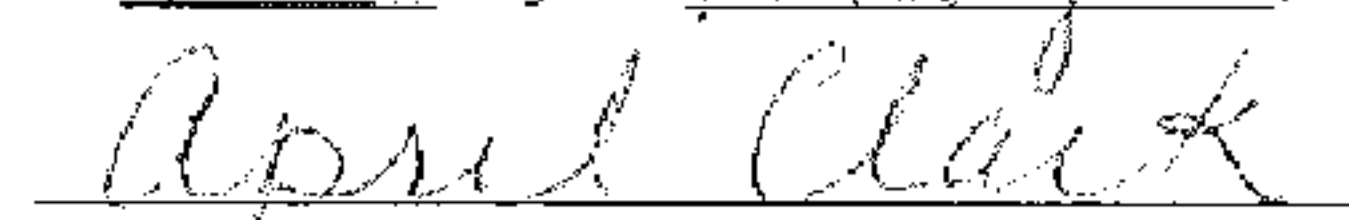
IN WITNESS WHEREOF, we have hereunto set our hands and seal this 16th day of May, 2022

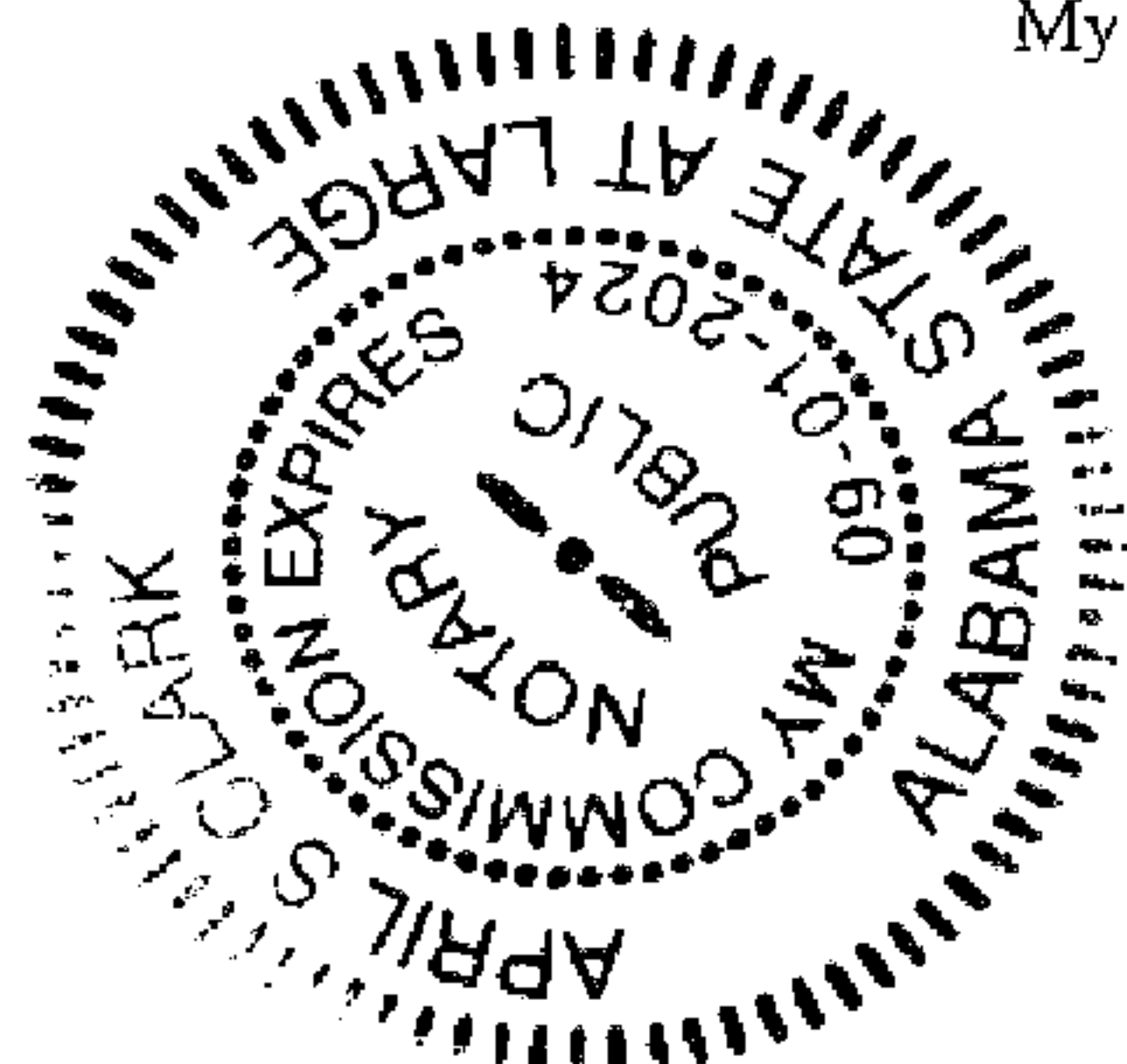

Kristina Knowles

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kristina Knowles**, whose name is signed to the foregoing conveyance, and who is 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 the 16th day of May, 2022


Notary Public
My Commission Expires: 9-1-2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2022 01:19:26 PM
\$26.00 JOANN
20220516000199060

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Kristina Knowles
Mailing Address Chelsea AL 35043

Grantee's Name KB Investments
Mailing Address 12585 Old Hwy 280
Chelsea, AL 35043

Property Address Alabaster AL

Date of Sale 7-24-17
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 222,580.00

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

20170726000267510 2/2 \$241.00
Shelby Cnty Judge of Probate, AL
07/26/2017 08:42:32 AM FILED/CERT

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 Mike T. Atchison

Unattested _____

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1