

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20220609000230570
06/09/2022 09:43:06 AM
DEEDS 1/1

Send Tax Notice To:
Herbert T. Knechel
Janet M. Knechel
~~213 Park Village Cir~~ 105 Federal Road
~~Alabaster, AL 35007~~ Montevallo, AL
35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Three Thousand Five Hundred Dollars and No Cents (\$163,500.00)** 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

Brittany L. Ellis, a married person, whose mailing address is:

213 Park Village Cir., Alabaster, AL 35007

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

Herbert T. Knechel and Janet M. Knechel, whose mailing address is:

105 Federal Road, Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 213 Park Village Cir., Alabaster, AL 35007 to-wit:

Lot 53, according to the Final Plat of Park Forest Village, as recorded in Map Book 31, Page 51 in the Office of the Judge of Probate of Shelby County, Alabama.

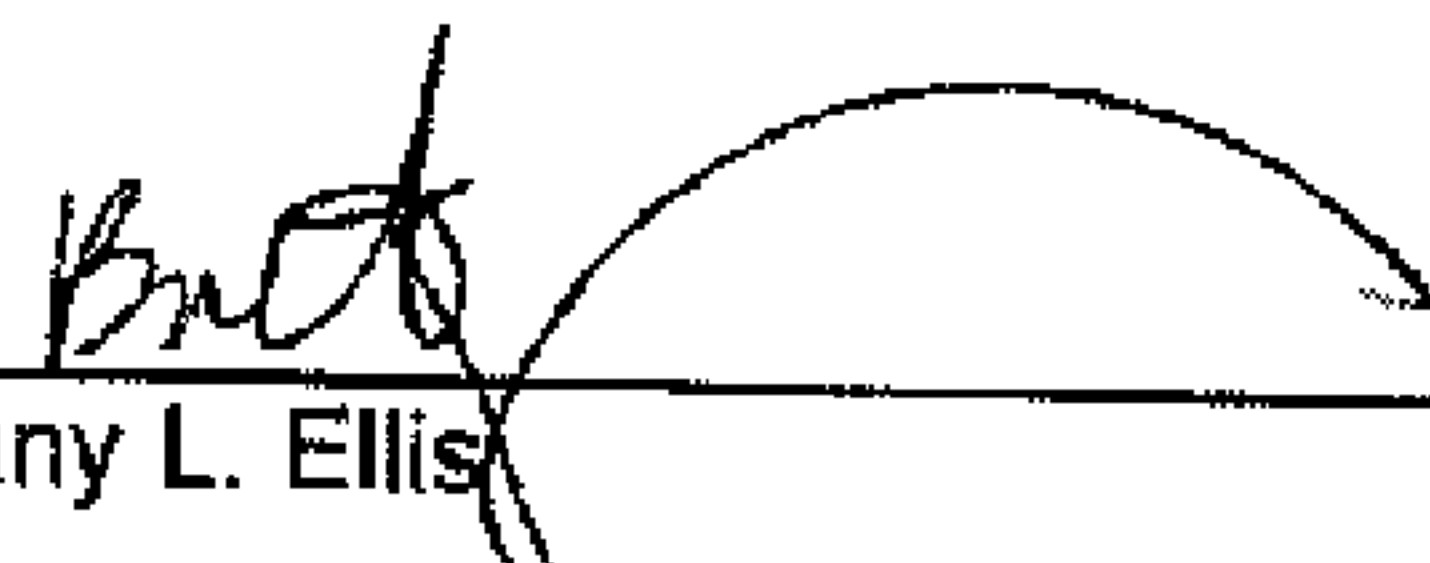
Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does/did not represent the homestead of the Grantor's spouse, neither is it contiguous hereto.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 3rd day of June, 2022.



Brittany L. Ellis



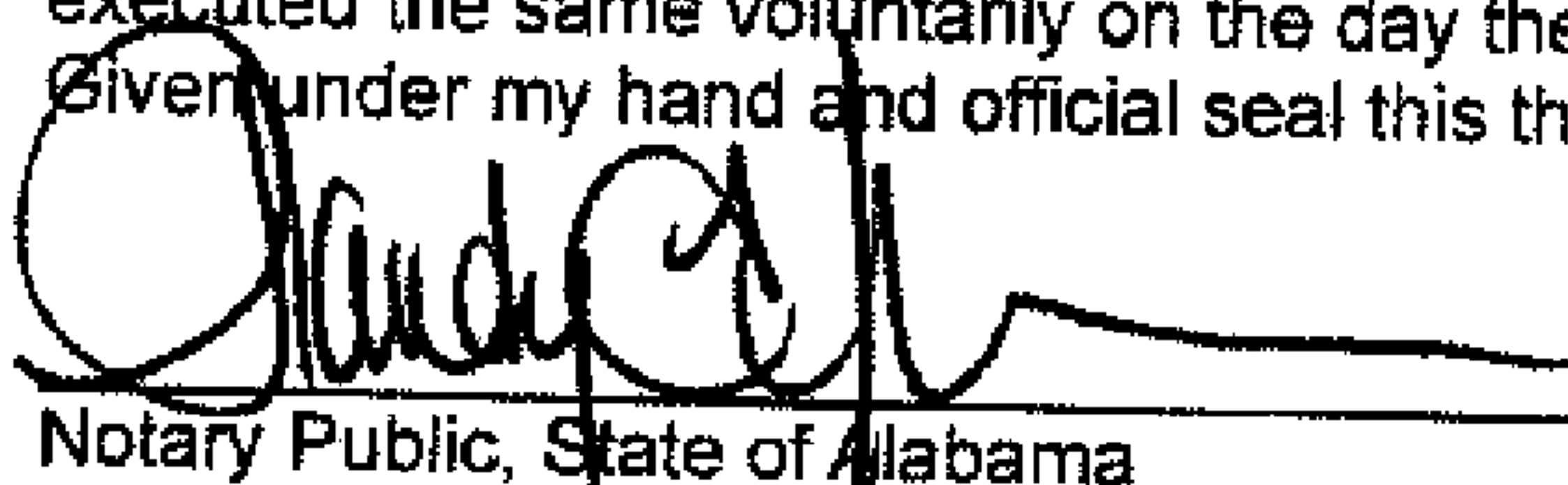
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2022 09:43:06 AM
\$185.50 PAYGE
20220609000230570

Allen S. Byrd

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittany L. Ellis, 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 3rd day of June, 2022.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

