

20220901000341810  
09/01/2022 08:37:00 AM  
DEEDS 1/3

Send Tax Notice to:  
James Denson Wilson, III and James  
Denson Wilson, Jr.  
100 Cambrian Way  
Birmingham, AL 35242

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-22-1958**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Keith L. Knowles, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

3204 Tam Oshanter Lane, Birmingham, AL 35242

by **James Denson Wilson, III and James Denson Wilson, Jr. (herein referred to as "Grantee," whether one or more),** whose mailing address is

1829 Greenside Drive, Tupelo, MS 38826

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **100 Cambrian Way, Birmingham, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

**AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

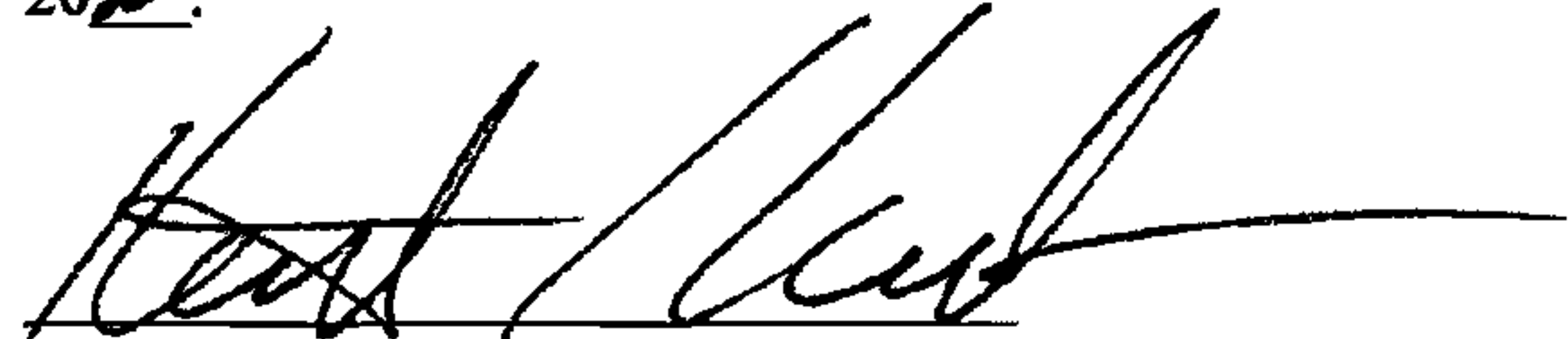
**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$216,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**TO HAVE AND TO HOLD** to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

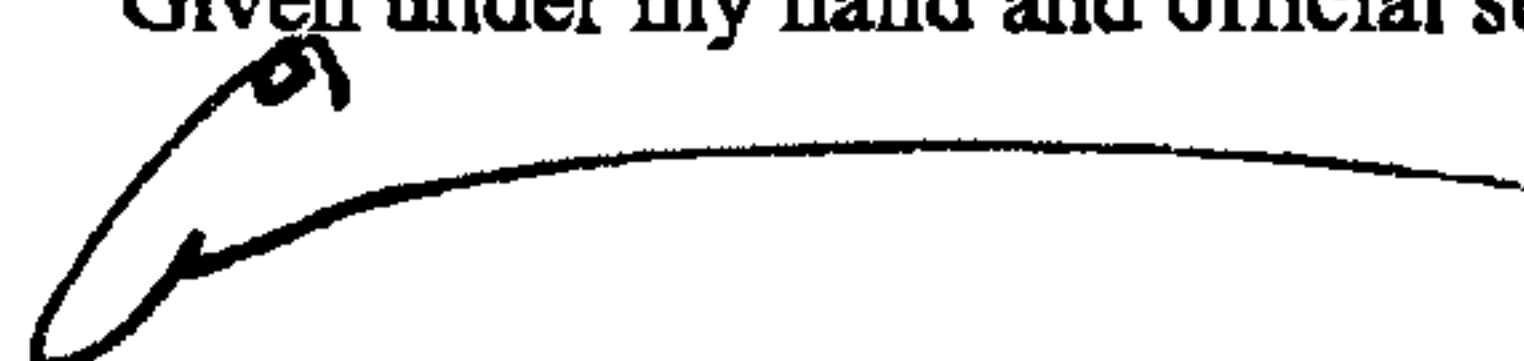
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31 day of August, 2022.

  
Keith L. Knowles

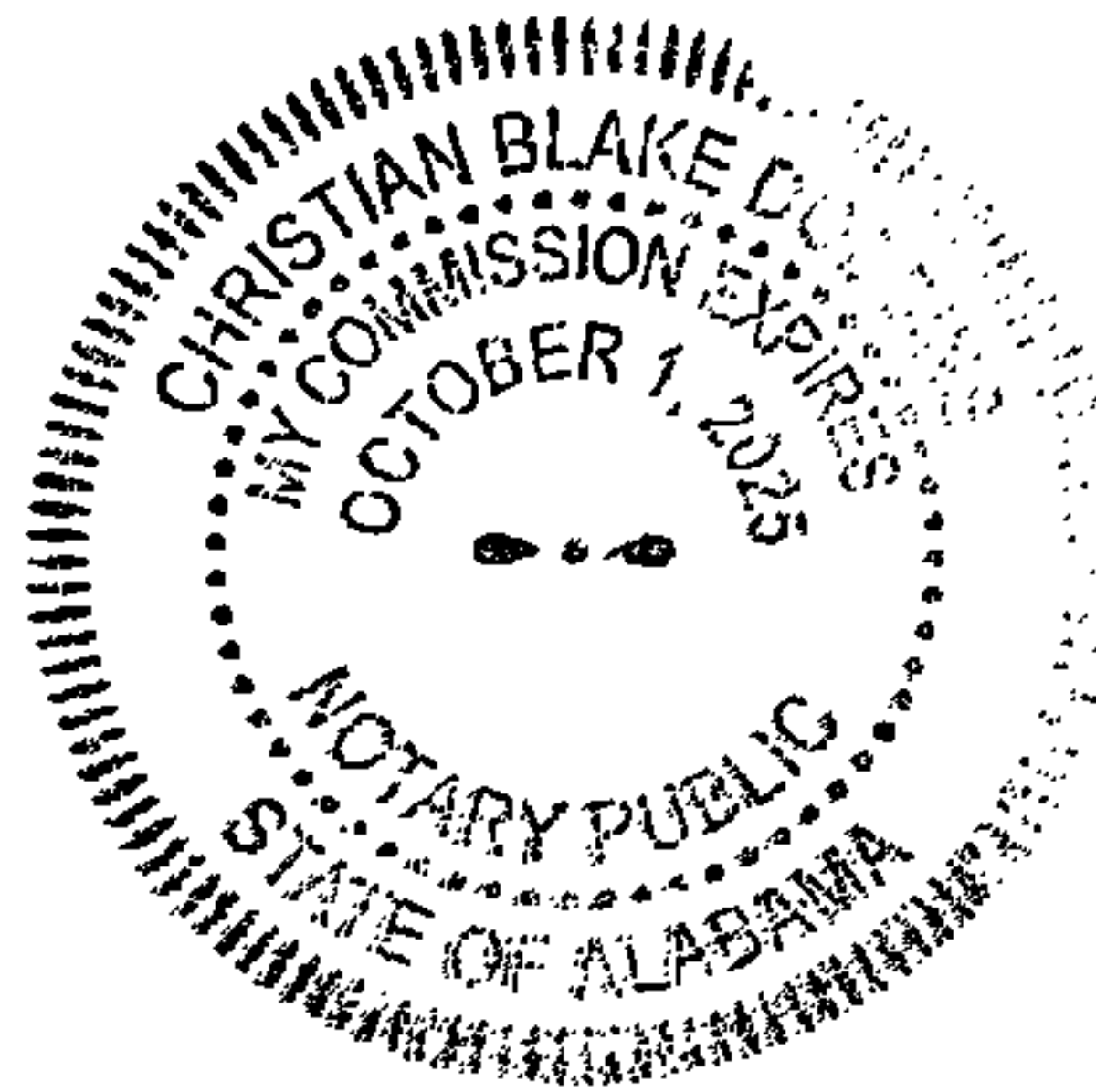
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Keith L. Knowles**, 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 31 day of August, 2022.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name  
My Commission Expires:



**EXHIBIT A**

**Property 1:**

Lot 100, in Cambrian Wood Condominium, By Laws and Amendments thereto as established by Declaration of Condominium, By-Laws and Amendments thereto, recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended in Misc. Book 12, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2022 08:37:00 AM  
\$52.00 JOANN  
20220901000341810

General Warranty Deed - JTROS (AL)

*Allen S. Bayl*