

20221202000439330
12/02/2022 09:54:20 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Latisha Bibbens
197 Nottingham Drive
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$334,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sherri McCloy Knight fka Sherri McCloy Roberts and Kenneth Daniel Knight, wife and husband**, whose address is 504 Waterford Highlands Court, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Latisha Bibbens**, whose address is 197 Nottingham Drive Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Latisha Bibbens**, the following described real estate situated in Shelby County, Alabama, the address of which is 197 Nottingham Drive, Calera, AL 35040 to-wit:

Lot 39, according to the Final Plat Nottingham Phase I as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.

Also,

A parcel of land in the Northwest 1/4 of Section 5, Township 22 South, Range 2 West, in Shelby County, Alabama described as follows:

Begin at the Southeasterly corner of Lot 39 of the Final Plat of Nottingham Phase I, as recorded In Map Book 28, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama; proceed on a bearing of North 46 degrees 26 minutes 06 seconds West along the Northeasterly line of said Lot 39 for a distance of 129.54 feet to the Northeasterly corner of said Lot 39; turn an angle to the right of 85 degrees 29 minutes 53 seconds to the chord of a curve to the left having a radius of 225 feet, a central angle of 6 degrees 14 minutes 58 seconds and a chord length of 24.53 feet, proceed along the arc of said curve for a distance of 24.54 feet, turn an angle to the left of 3 degrees 07 minutes 29 seconds from said chord and proceed for a distance of 18.48 feet; thence turn an angle to the right 113 degrees 44 minutes 18 seconds and proceed for a distance of 140.09 feet to the point of beginning.

Sherri McCloy Knight is one and the same person as Sherri McCloy Roberts, grantee in that certain deed recorded in Instrument # 20180606000199790 with the Judge of Probate, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$328,833.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of November, 2022.

*Sherri McCloy Knight
fka Sherri McCloy Roberts*

Sherri McCloy Knight
fka Sherri McCloy Roberts

Kenneth Daniel Knight
Kenneth Daniel Knight

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sherri McCloy Knight fka Sherri McCloy Roberts and Kenneth Daniel Knight whose names are signed to the foregoing conveyance, and who are 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 and official seal this 30th day of November, 2022.

[Signature]

Notary Public: *Kenneth B. St. John*
My Commission Expires: *10/13/2026*

