

**SEND TAX NOTICE TO:**  
Katie&Co Investments LLC  
705 Oakline Circle  
Hoover, AL 35226

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 **TWO HUNDRED TWENTY THOUSAND NINE HUNDRED AND 00/100 (\$220,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher McKnight, an unmarried man and Douglas McKnight, an unmarried man**, whose address is 7129 Highway 71, Shelby, AL 35143, (hereinafter "Grantor", whether one or more), by **Katie&Co Investments LLC**, whose address is 705 Oakline Circle, Hoover, AL 35226 (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 **Katie&Co Investments LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1141 Independence Drive, Alabaster, AL 35007 to-wit:**



**Lot 3, according to the Survey of Autumn Ridge, as recorded in Map Book 12, pages 4, 5 & 6 in the Probate Office of 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 \$211,400.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

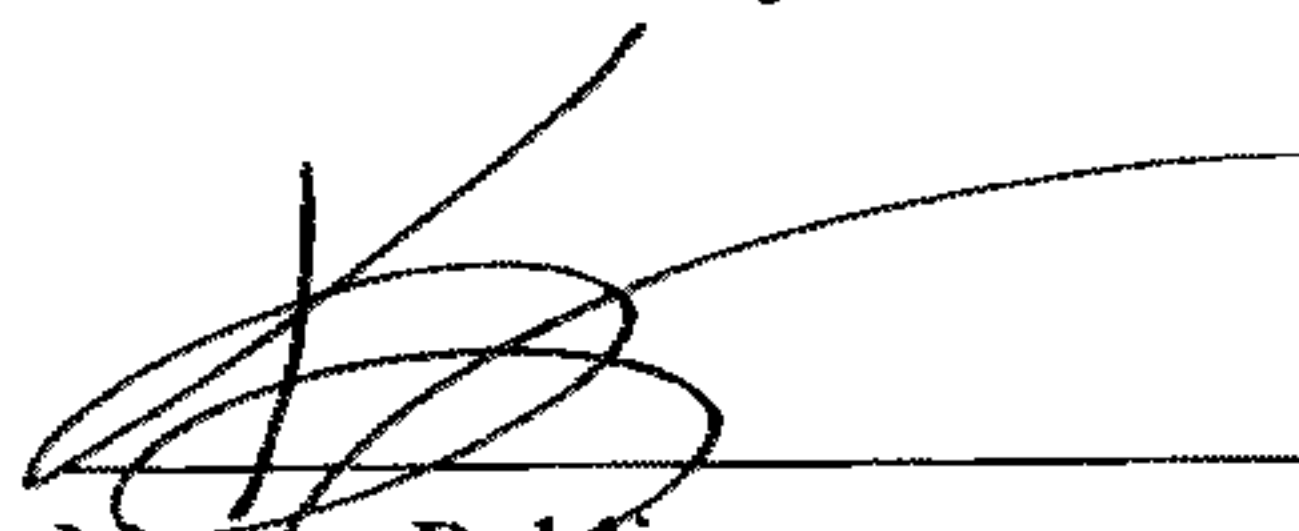
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19th day of June, 2023.

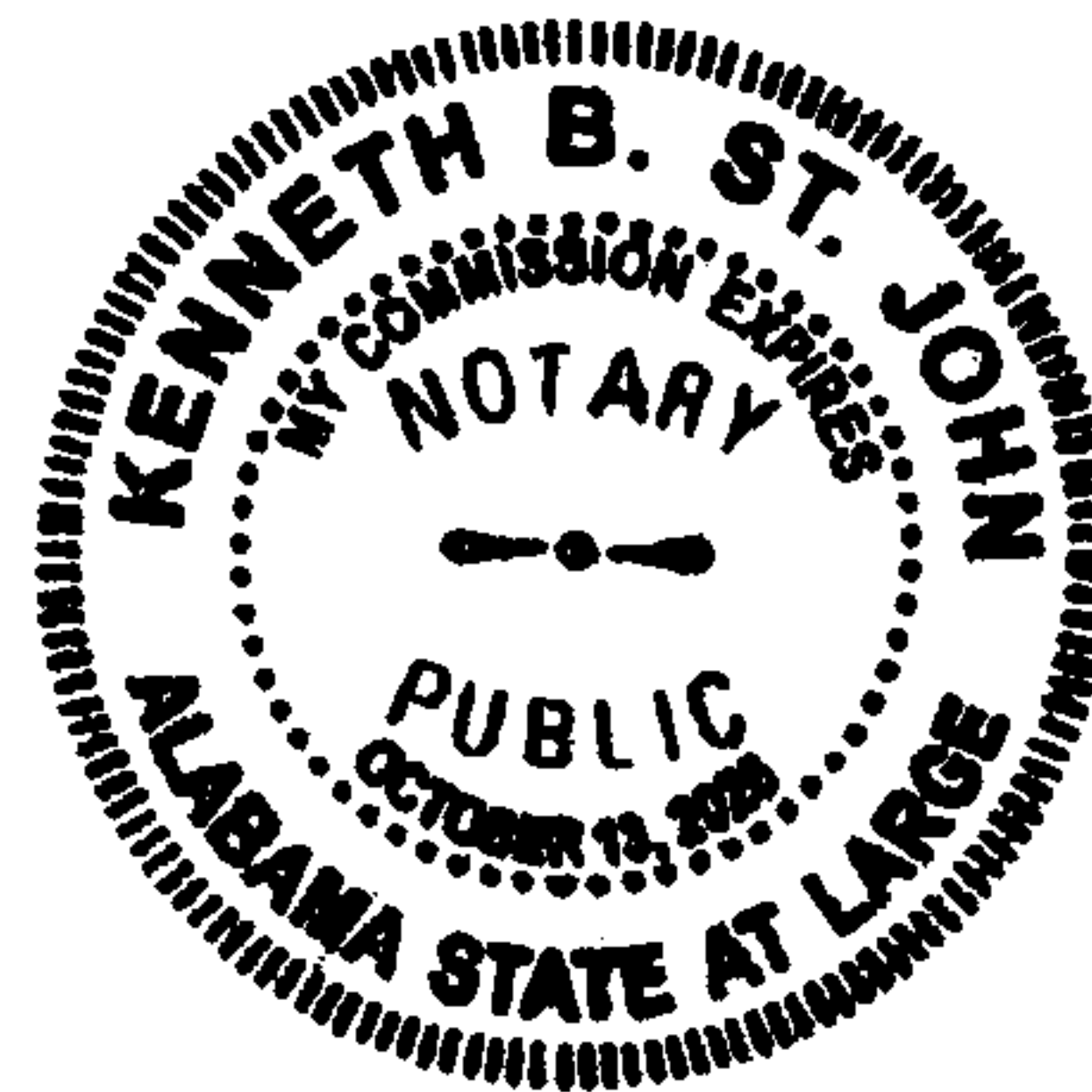
  
 Christopher McKnight  
  
 Douglas McKnight

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher McKnight, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2023.

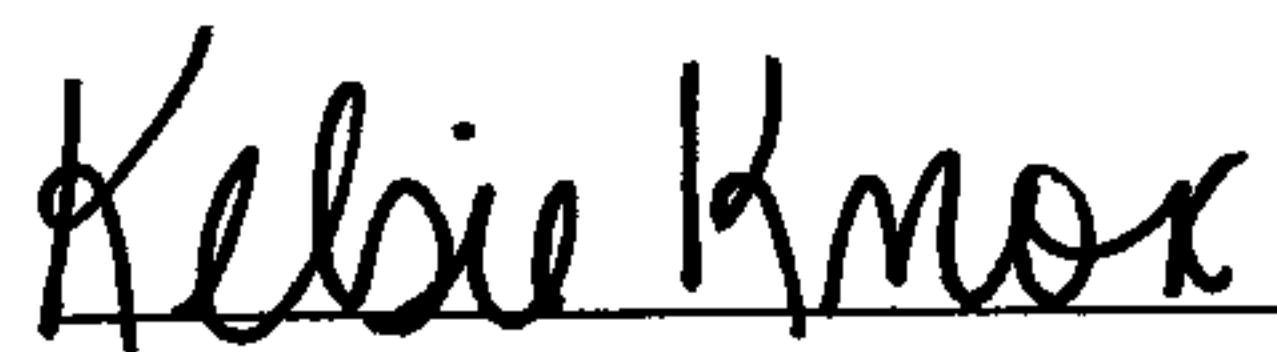
  
 Notary Public  
 Printed Name: Kenneth B St John  
 My Commission Expires: 10/13/2026



STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas McKnight, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2023.

  
 Notary Public  
 Printed Name: Kelsie Knox  
 My Commission Expires: 6-18-25

