



20240206000029750 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/06/2024 01:53:52 PM FILED/CERT

CLERK'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Case No. 58-CV-2020-900846.00

WHEREAS, on August 5, 2021, in case number 58-CV-2020-900846.00 in the matter of Eric Mcnigh v. South Grande View Development Co., Inc., in the Eighteenth Judicial Circuit of Alabama, a Final Judgement and Order for Clerks Deed was rendered instructing and directing the undersigned to convey the hereinafter described property to Eric McKnight.

NOW, THEREFORE, I, MARY H. HARRIS, Clerk of the Circuit Court, Eighteenth Judicial Circuit of Alabama, Columbiana Division, by the authority in me vested by said Final Judgement August 5, 2021, and by these presents, do hereby grant and convey unto the said Grantee, ERIC MCKNIGHT, Plaintiff all right, title, and interest of the subject property and described as follows to wit:

**SUB GRANDE VIEW EST GIVANPOUR ADDN TO ALABASTER 15TH
Legal Lot 1523 B, as recorded in Map Book 32, Page 126 DIM 53.44 X 154.8
S21 T21S R03W, in the Probate Court of Shelby County, Alabama.**


**Address: 1085 Grand View Pass Maylene, AL 35114
Parcel #: 25 5 21 0 009 023.000**

This conveyance is made subject to any and all encumbrances against the property herein conveyed. The marital status of each of the forgoing named parties is unknown to the undersigned. The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title to said property.

This deed was prepared from data furnished by the Grantee, no title examination was requested or undertaken.


TO HAVE AND TO HOLD to said grantee, his heirs, executors, administrators and assigns forever.

TESTIMONY, WHEREOF, I have hereto set by my hand and seal at the office of the City of
Columbiana, Shelby County the 6 day of February 2024.



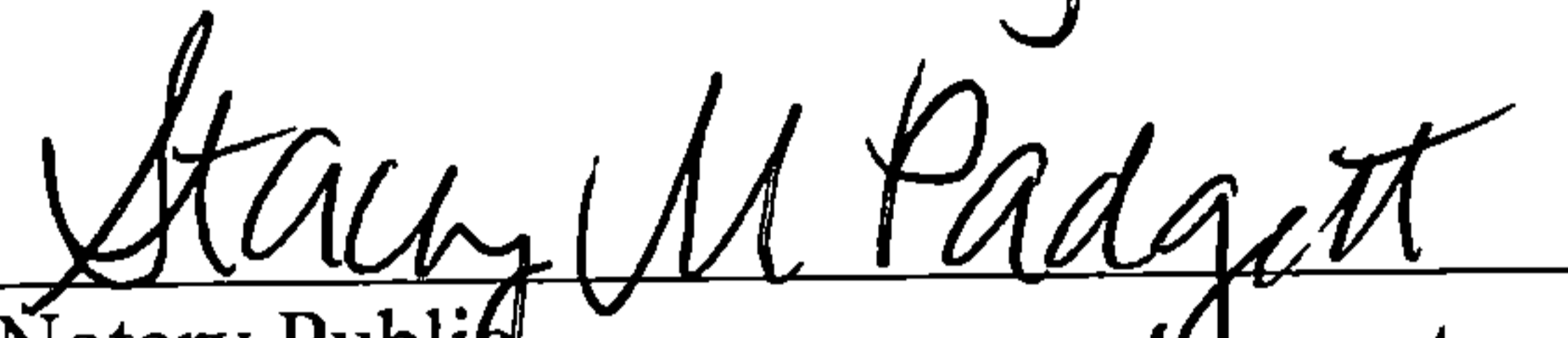
Shelby County Circuit Clerk

STATE OF ALABAMA)
SHELBY COUNTY)


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Before me, the undersigned authority, a Notary Public in and for said County and State,
Stacey M. Padgett _____, who being by me first duly sworn,
deposes and says on oath that the facts stated in the foregoing are true and correct to the best of
his/her information, knowledge, and belief.

Given under my hand and official seal this 6th day of February, 2024.



Notary Public
My Commission Expires: 7/26/27



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Real Estate Sales Validation Form

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

Grantor's Name South Grand View Development Grantee's Name Eric McKnight
Mailing Address 1409 Marion Court Mailing Address 204 Englishwood Dr.
Hoover, AL 35242 Fairfield, AL 35064

Property Address 1085 Grand View Pass Date of Sale _____
Maylene, AL 35114 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 75,000

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 ☐ Appraisal
☐ Sales Contract ☒ Other To Clear Title
☐ Closing Statement

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 2-6-2024 Print Eric McKnight
Unattested Sign Eric McKnight
(verified by) (Grantor/Grantee/Owner/Agent) circle one