



20240214000036970 1/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/14/2024 09:41:17 AM FILED/CERT

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:
LAVERNE JANE KNIGHT
292 WOODBRIDGE TRAIL
CHELSEA, ALABAMA 35043

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and in compliance with a Final Judgment of Divorce rendered in the Circuit Court of Shelby County, Alabama bearing Case No. DR-2022-900470 and dated December 27, 2023 to WILLIAM TIMOTHY KNIGHT, an unmarried man, in hand paid by LAVERNE JANE KNIGHT the receipt whereof is hereby acknowledged I, WILLIAM TIMOTHY KNIGHT, an unmarried man, do remise, release, quit claim and convey to the said LAVERNE JANE KNIGHT all my right, title, interest, and claim in or to the following described real estate, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2024.
2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

This deed is in compliance with a Final Judgment of Divorce rendered in the Circuit Court of Shelby County, Alabama bearing Case No. DR-2022-900470 and dated December 27, 2023.

WILLIAM TIMOTHY KNIGHT and WILLIAM T. KNIGHT is one and the same person.

TO HAVE AND TO HOLD to the said LAVERNE JANE KNIGHT her heirs and assigns forever.


Given under my hand and seal this 3 day of February, 2024.

 (Seal)
WILLIAM TIMOTHY KNIGHT

STATE OF ALABAMA
COUNTY OF Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that WILLIAM TIMOTHY KNIGHT, 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, this 2nd day of February, 2024.


NOTARY PUBLIC
MY COMMISSION EXPIRES: May 10, 2026

Shelby County, AL 02/14/2024
State of Alabama
Deed Tax: \$67.50



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EXHIBIT "A"

Commence at the Northwest corner of the Southwest 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, also being the point of beginning; thence run East along the North line for a distance of 816.09 feet to a found 5/8" rebar; thence turn an interior angle of 46° 42' 46" to the left and run Southwesterly along the right of way of Shelby Co. Hwy No. 39 for a distance of 263.29 feet to a set Weygand rebar; thence turn an interior angle of 96° 36' 50" to the left and run in a Northwesterly direction for a distance of 167.64 feet to a found 1/2" rebar; thence turn an interior angle of 142° 24' 03" to the right and run Westerly for a distance of 130.08 feet to a found 5/8" rebar; thence turn an interior angle of 90° 00' 54" to the right and run Southerly for a distance of 163.25 feet to a found 5/8" rebar; thence turn an interior angle of 66° 12' 00" to the left and run in a Northwesterly direction for a distance of 404.20 feet to a found axle; thence turn an interior angle of 113° 37' 04" to the left and run North for a distance of 99.65 feet to the point of beginning.



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Grantor's Name:
WILLIAM TIMOTHY KNIGHT

Mailing Address:
P.O. BOX 639
CHELSEA, AL 35043

Property Address:
5432 HIGHWAY 39
CHELSEA, AL 35043

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name:
LAVERNE JANE KNIGHT

Mailing Address:
292 WOODBRIDGE TRAIL
CHELSEA, AL 35043

Date of Sale: _____, 2024
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value \$134,330.00
½ VALUE DUE TO DIVORCE \$67,165.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR