

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P O Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
Joni Roxanne Knowles
3161 HWY 45
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240405000095950 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
04/05/2024 11:12:33 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Seventeen Thousand Dollars and zero cents (\$17,00.00)**, to the undersigned grantor, **CHARLES McGREGOR and LESA McGREGOR, AS TRUSTEES UNDER THE McGREGOR LIVING TRUST, dated September 5, 2012**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Joni Roxanne Knowles**, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2024 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of January, 2024.

Charles McGregor
CHARLES McGREGOR
AS TRUSTEE

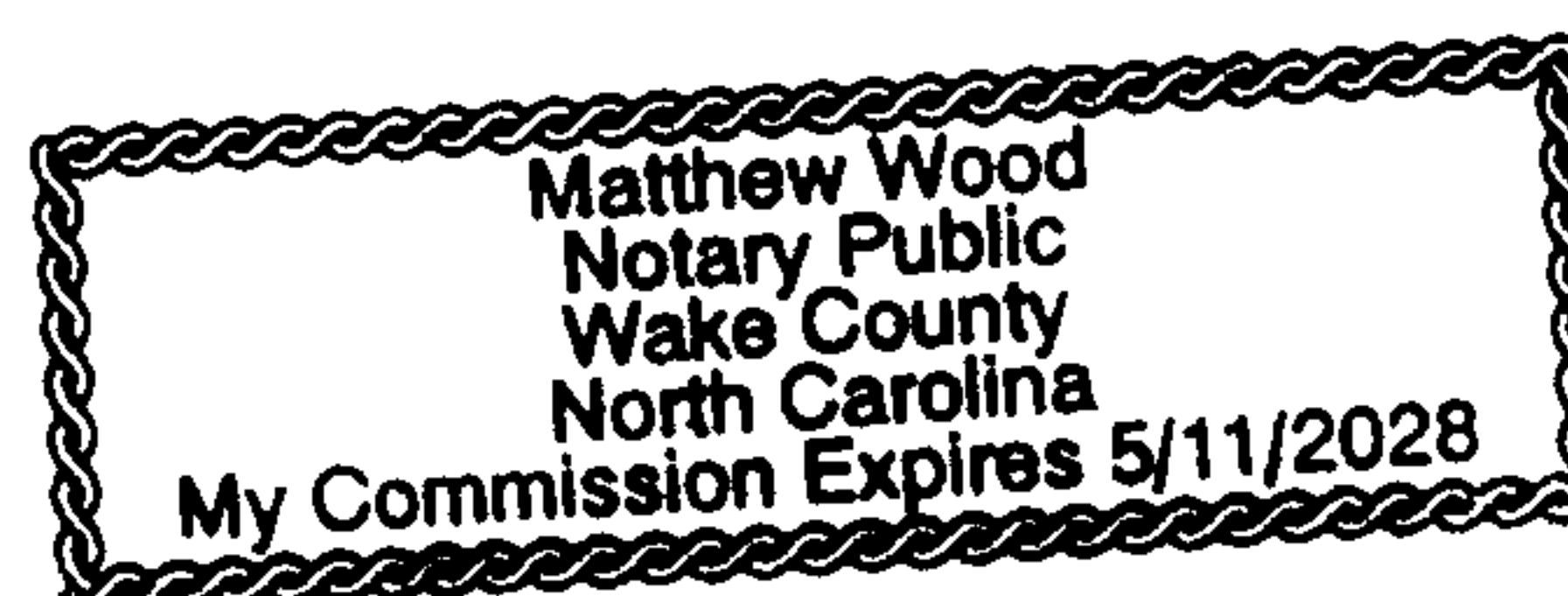
Lesia McGregor
LESA McGREGOR
AS TRUSTEE

STATE OF NC
COUNTY OF Wake

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHARLES McGREGOR and LESA McGREGOR, AS TRUSTEES UNDER THE McGREGOR LIVING TRUST, dated September 5, 2012**, 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 the 18th day of January, 2024.

Matthew Wood
Notary Public
My Commission Expires: 5/11/28



Shelby County, AL 04/05/2024
State of Alabama
Deed Tax: \$11.00

EXHIBIT "A"
LEGAL DESCRIPTION


20240405000095950 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
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A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

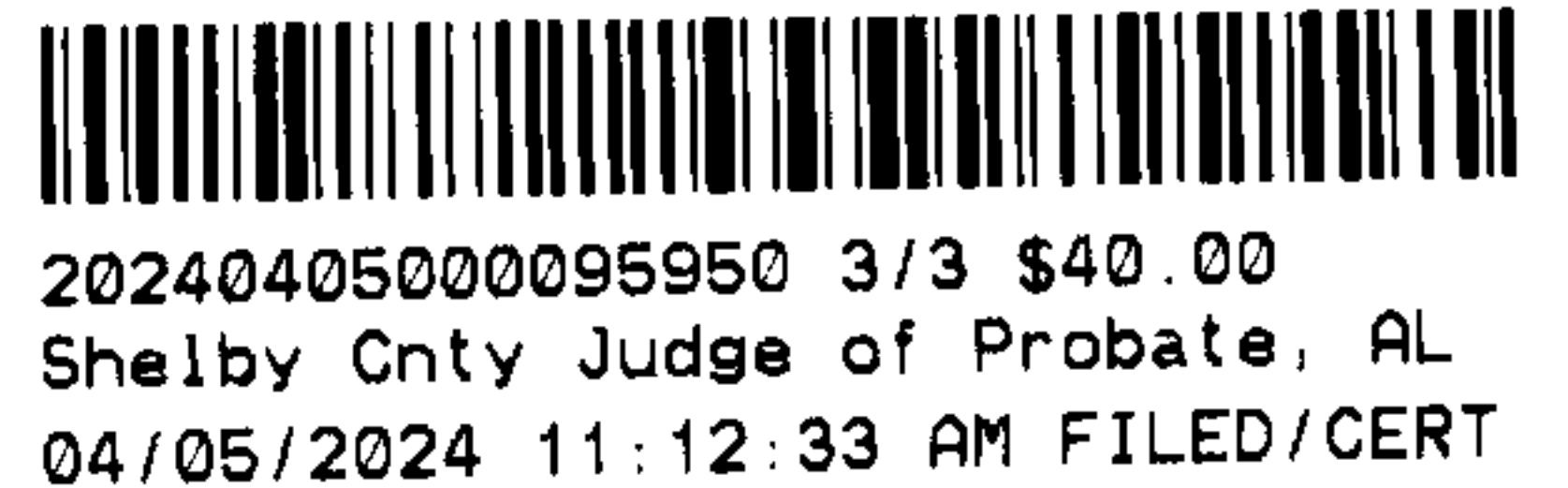
Commence at an angle iron locally accepted to be the Southwest corner of said Quarter-Quarter Section; thence run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 349.89 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 120.60 feet to a $\frac{3}{4}$ -inch open top iron found; thence turn an angle to the left of 87 degrees 25 minutes 42 seconds and run in a Northeasterly direction for a distance of 420.78 feet to an iron pin found; thence turn an angle to the left of 89 degrees 43 minutes 17 seconds and run in a Northwesterly direction for a distance of 210.98 feet to a 2-inch open top iron found; thence turn an angle to the right of 103 degrees 14 minutes 28 seconds and run in a Northeasterly direction for a distance of 812.46 feet to an iron pin found on the Southeast right of way of Shelby County Highway #45; thence turn an angle to the left of 78 degrees 36 minutes 21 seconds and run in a Northwesterly direction along the Southwest right of way line of said Shelby County Highway #45 for a distance of 40.08 feet to a $\frac{1}{2}$ -inch rebar found; thence turn an angle to the left of 101 degrees 35 minutes 08 seconds and run in a Southwesterly direction for a distance of 751.06 feet to a $\frac{1}{2}$ -inch rebar found; thence turn an angle to the right of 79 degrees 56 minutes 01 seconds and run in a Northwesterly direction for a distance of 42.08 feet to an iron pin set; thence turn an angle to the right of 119 degrees 40 minutes 11 seconds and run in a Southeasterly direction for a distance of 534.64 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name McGregor Living Trust Grantee's Name Joni B. Knowles
Mailing Address 2512 Sycamore Lane Mailing Address 3161 Hwy 45
Wake Forest NC Sterrett AL
27587

Property Address 3161 Hwy 45 Date of Sale Jan. 18, 2024
Sterrett AL 35147 Total Purchase Price \$ 10,800
or
Actual Value \$
or
Assessor's Market Value \$



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 10,800
☐ 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 2-26-24 Print Joni Knowles
Unattested Sign
(verified by) (Grantor/Grantee/Owner/Agent) circle one