This instrument was prepared by: Matthew Kidd Kidd & Company, LLC 3138 Cahaba Heights Road Birmingham, Alabama 35243

Send Tax Notice To: Walter Carr 1059 Timberline Ridge Calera, AL35040

#### WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED TWENTY EIGHT THOUSAND AND 00/100 DOLLARS (\$428,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

#### Forrest L. Knight and Austin Knight, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

#### Walter Carr

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117, in the Probate Office of Shelby County, Alabama.

### SUBJECT TO ALL MATTERS OF RECORD

\$406,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 28th day of June, 2024()

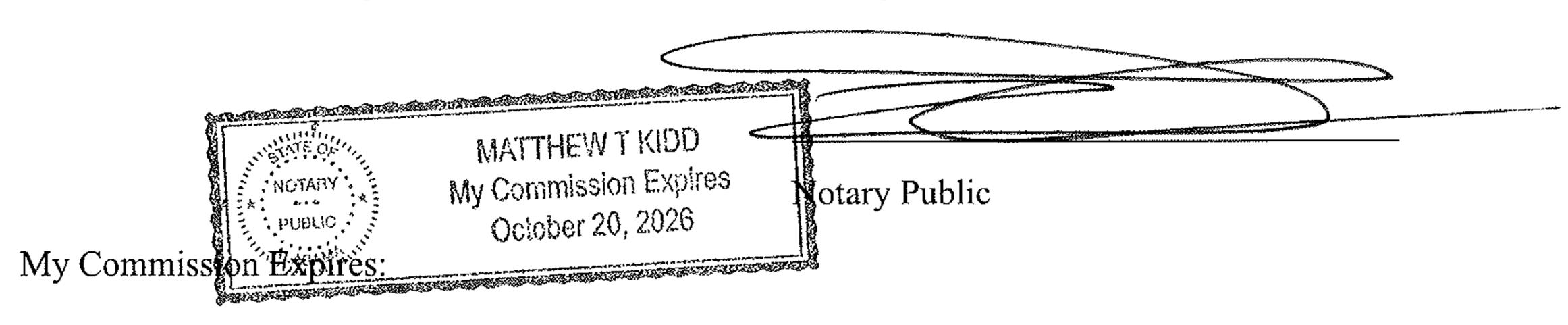
Forrest L. Knight by Austin Knight, Attorney-In-Fact

Austin Knight

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Forrest L. Knight by and through his Attorney-In-Fact Austin 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Austin 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.

Notary Public

My Commission

MATTHEW T KIDD

My Commission Expires

Colober 20, 2026

## Real Estate Sales Validation Form

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

Grantor's Name Forrest L. Knight and Austin Knight  Mailing Address 1980 Baxter Ave  Springville, AL. 35146	Grantee's Name Mailing Address	Walter Carr 1059 Timberline Ridge Calera, AL 35040
Property Address 1059 Timberline Ridge Calera, AL 35040	Date of Sale Total Purchase Pri Or	June 28, 2024 ce \$428,000.00
	Actual Value Or	\$
		Value \$
The purchase price or actual value claimed on this form can be one) (Recordation of documentary evidence is not required)	verified in the follow	ving documentary evidence: (check
Bill of Sale Appraisa Sales Contract Other: X Closing Statement	1	
If the conveyance document presented for recordation contains of this form is not required.	all of the required in	formation referenced above, the filing
Instruc		• • • • • • • • • • • • • • • • • • • •
Grantor's name and mailing address - provide the name of the current mailing address.	person or persons con	iveying interest to property and their
Grantee's name and mailing address - provide the name of the conveyed.	person or persons to v	whom interest to property is being
Property address - the physical address of the property being cointerest to the property was conveyed.	onveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase of the instrument offered for record.	f the property, both re	eal and personal, being conveyed by
Actual value - if the property is not being sold, the true value of the instrument offered for record. This may be evidenced by an assessor's current market value.		_
If no proof is provided and the value must be determined, the calculation, of the property as determined by the local official characteristic property tax purposes will be used and the taxpayer will be per	narged with the respon	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the information further understand that any false statements claimed on this for Code of Alabama 1975 § 40-22-1 (h).		
Date: June 28, 2024		
Date. Juile 20, 2027	Print: SCO	ing Andrew
Unattested	Sign M	Mhohed
Filed and Recorded (verified by) Official Public Records	(Grantor/Grantor)	antee/ Owner/Agent) orrcle one
Judge of Probate, Shelby County Alabama, County  Clerk		Form DT_1

A B. M.

Shelby County, AL

20240701000196120

**\$49.50 PAYGE** 

07/01/2024 11:20:00 AM

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