


This instrument was prepared without  
benefit of title evidence or survey by:

Linda Lawson Knowles  
Montevallo, Alabama 35115

Grantee's address:  
3345 Spring Creek Road  
Montevallo, Alabama 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20241004000311710 1/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/04/2024 12:52:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Linda Lawson Knowles, an unmarried woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Linda Lawson Knowles and her son, Keith L. Knowles (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit::

**SEE ATTACHED EXHIBIT A**

Shelby County, AL 10/04/2024  
State of Alabama  
Deed Tax: \$5.00

The above-described property is the homestead of GRANTOR.

GRANTOR Linda Knowles is the surviving spouse and next of kin of Lewis Raymond Knowles, one of the grantees in the deed recorded as Instrument No. 19791031000142600 in the Probate Office of Shelby County, Alabama. Lewis Raymond Knowles died on December 6, 2001.

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 heirs and assigns forever, against the lawful claims of all persons.



20241004000311710 2/4 \$36.00  
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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
the 3<sup>rd</sup> day of October, 2024

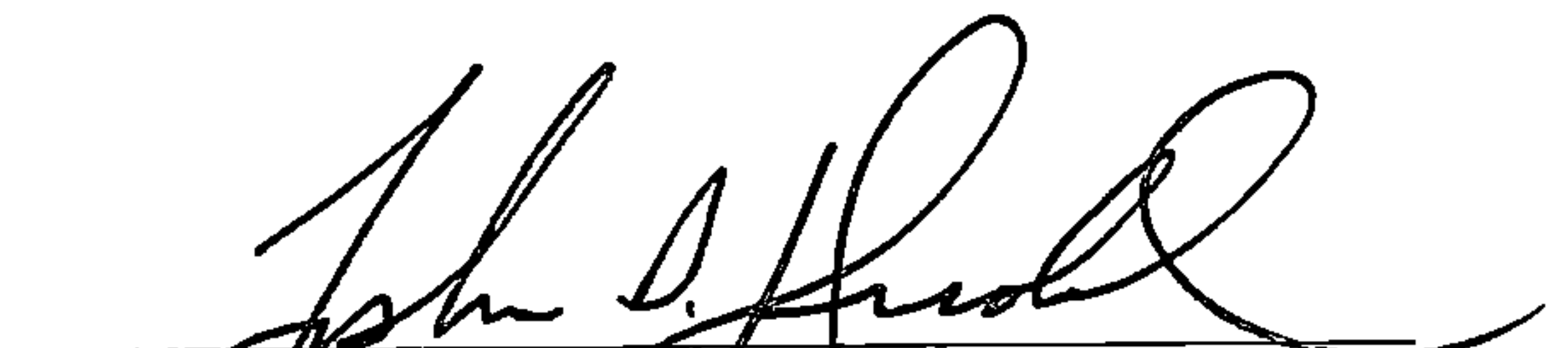
  
Linda Lawson Knowles

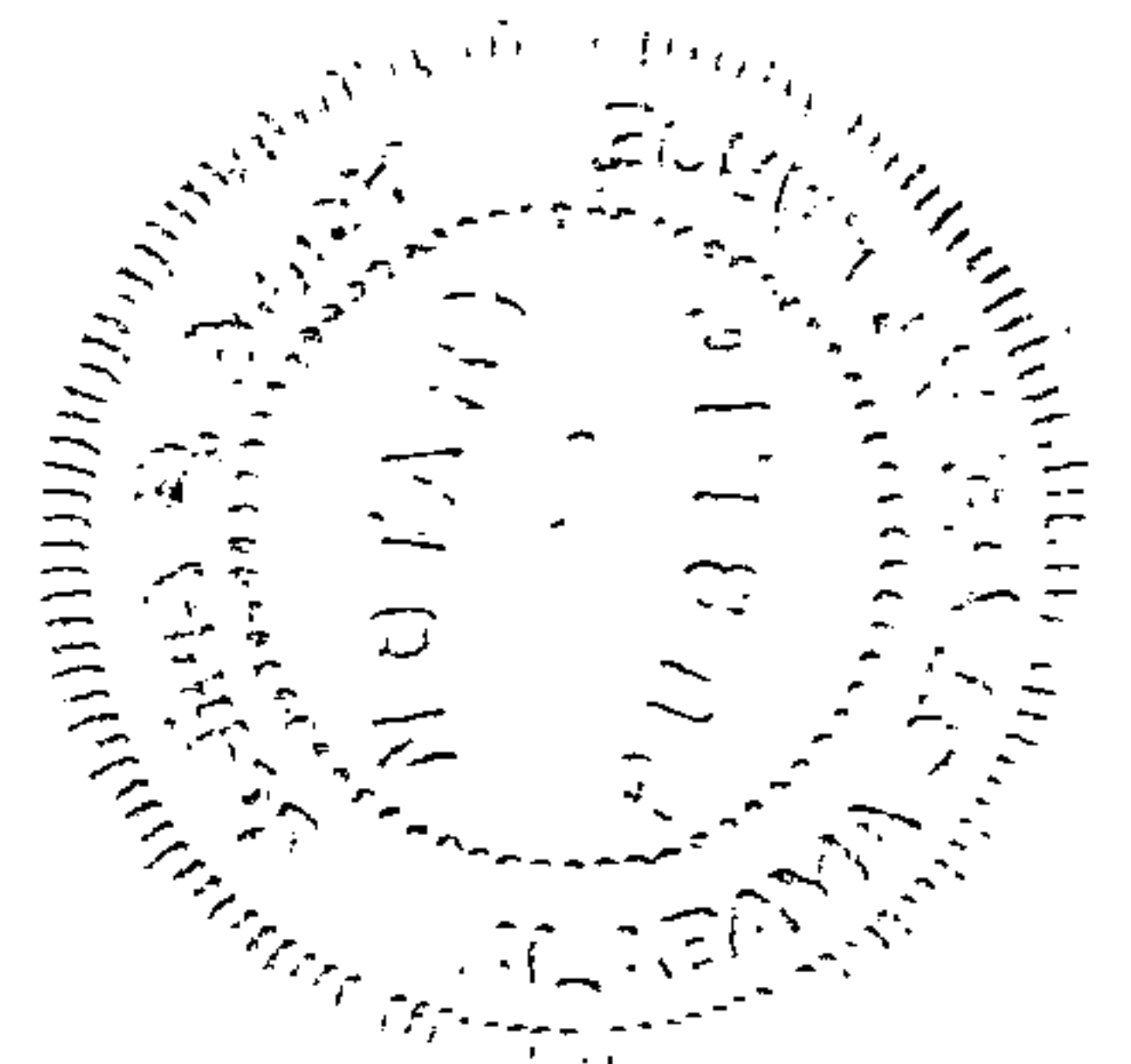
STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Lawson Knowles, 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 the 3<sup>rd</sup> day of October,  
2024.

  
Notary Public





## EXHIBIT A



20241004000311710 3/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/04/2024 12:52:59 PM FILED/CERT

The E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West; E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West, except 10 acres laid off in a square on the North end of said E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West. Also 10 acre in the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West which is bound as follows: On the West by North and South line of E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West, on the North by Spring Creek and on the East by the Spring Creek Church lot and continuing South far enough to contain 10 acres, and on the South by a line running West from said East boundary line to the West boundary of said E $\frac{1}{2}$  of NE $\frac{1}{4}$ , all of which is in Section 14, Township 22, Range 3 West located in Shelby County, Alabama, and upon which 10 acres is situated the resident and out buildings. Except road right of way. Situated and being in Shelby County, Alabama.

LESS AND EXCEPT FROM THE ABOVE PROPERTY, the following described land:

A parcel of land located in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 14; thence in an Easterly direction along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 662.36 feet to the SE corner of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 14; thence 92 deg. 47 min. 26 sec. left in a Northerly direction a distance of 3130.90 feet to a point on the SE right of way line of Shelby County Highway 12; thence 64 deg. 20 min. 22 sec. right in a Northeasterly direction a distance of 409.58 feet to the point of beginning, said point also being located on the SE right of way line of said Shelby County Highway 12; thence 3 deg. 18 min. 19 sec. right in a Northeasterly direction along said right of way line a distance of 210.0 feet; thence 81 deg. 56 min. 43 sec. right in a Southeasterly direction a distance of 180.0 feet; thence 44 deg. 13 min. 32 sec. right in a Southwesterly direction a distance of 33.5 feet; thence 53 deg. 49 min. 45 sec. right in a Southwesterly direction a distance of 300.0 feet; thence 112 deg. 23 min. 13 sec. right in a Northerly direction a distance of 222.0 feet to the point of beginning. Said parcel contains 1.25 acres. Also a 20 foot wide easement for ingress and egress which begins at the most Northerly corner of above described parcel and extends Southeasterly and parallel to the Northeast property line of above described property a distance of 87.7 feet.

Subject to utility easements and road rights of way of record.

Also subject to the following:

Transmission line permits to Alabama Power Company recorded in Deed Book 213, page 396; in Deed Book 213, page 394; in Deed Book 131, page 398; in Deed Book 101, page 71, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Deed Book 269, page 704 in said Probate Office.

Road right of way to Shelby County recorded in Deed Book 200, page 449; in Deed Book 200, page 415; in Deed Book 200, page 443 in said Probate Office.

# Real Estate Sales Validation Form

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

Grantor's Name Linda Lawson Knowles  
Mailing Address 3345 Spring Creek Road  
Montevallo, AL 35115


Grantee's Name Linda Lawson Knowles  
Mailing Address 3345 Spring Creek Road  
Montevallo, AL 35115

Property Address 3345 Spring Creek Road  
Montevallo, AL 35115

Date of Sale 10-03-2024  
Total Purchase Price \$ 5,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

  
20241004000311710 4/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/04/2024 12:52:59 PM FILED/CERT

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  
☐ 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 10/3/2024

Print LINDA LAWSON KNOWLES

☒ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1