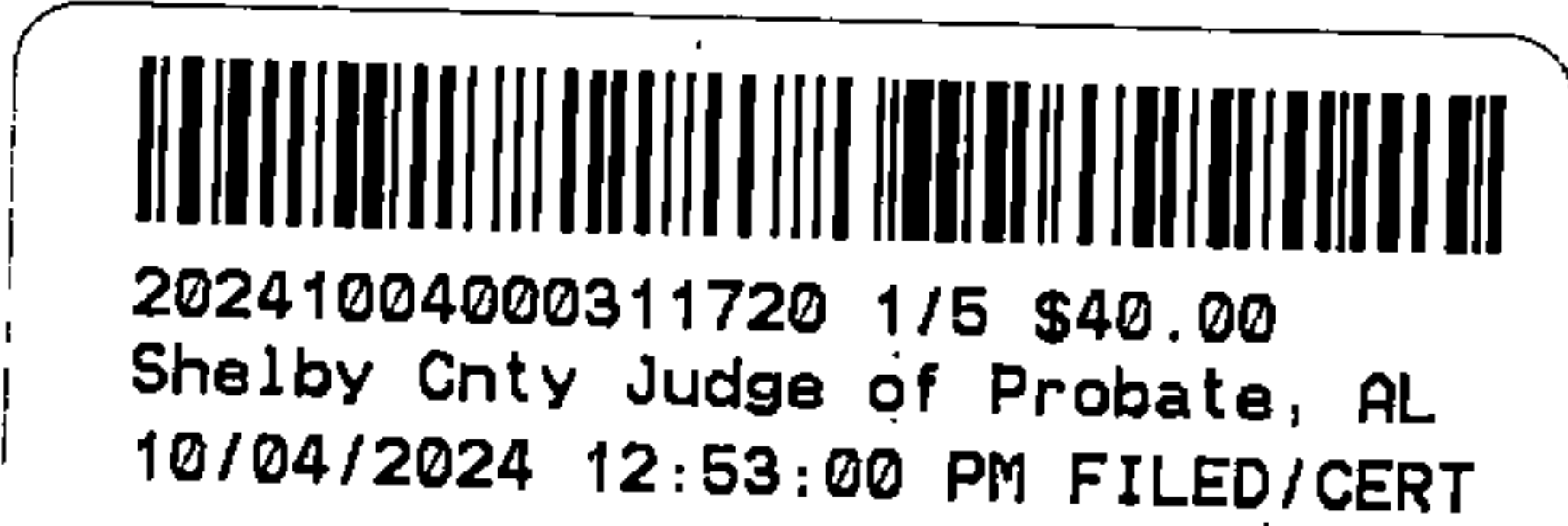


This document prepared by: Linda L. Knowles)
)
 Prepared for: Linda L. Knowles &)
 Lewis R. Knowles (Deceased))
 Address: 3345 Spring Creek Road)
 Montevallo, Al 35115)
)
 Phone: 205 902 1518)



-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED
 With Rights of Survivorship

FOR VALUABLE CONSIDERATION OF a balance of \$500.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Linda Lawson Knowles and Lewis R. Knowles (Deceased), hereinafter referred to as "Grantors", does hereby grant, convey and warrant unto Linda Lawson Knowles, Kim D. Knowles & Keith L. Knowles as joint tenants with right of survivorship, the following lands and property, together with all improvements located thereon, lying in the County of **Shelby**, State of Alabama, to-wit:

**A Parcel of Land located in the West 1/2 of the NW 1/4
 Of Section 3, Township 24 North, Range 12 East, being a part of Block 8, in the Town of
 Montevallo , Shelby County Alabama. More particularly described as follows:
at the intersection of the Westerly right of way line of Commerce Street and run Westerly
 along said Southerly right of way a distance of 80.5 feet to the pint of beginning; thence turn
 an angle of 90 deg. 00 min. to the left and run Southerly 154.0 feet/ thence turn an angle
 of 90 Deg. 00 min. to the right and run Westerly 80.5 feet; to a point on the Southerly right
 of way of Commerce Street; thence along said Street in an Easterly direction 80.5 feet to
 the point of beginning, being situated in Shelby County, Alabama.**

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not a part of the homestead of Grantor.

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

WITNESS Grantor(s) hand(s) this the 3rd day of October, 2024

Signed, Sealed and Delivered


in the presence of:

Linda Lawson Knowles
Grantor
Linda Lawson Knowles, Owner (and
Sole Beneficiary of the Estate of Lewis R. Knowles)

STATE OF ALABAMA
SHELBY COUNTY

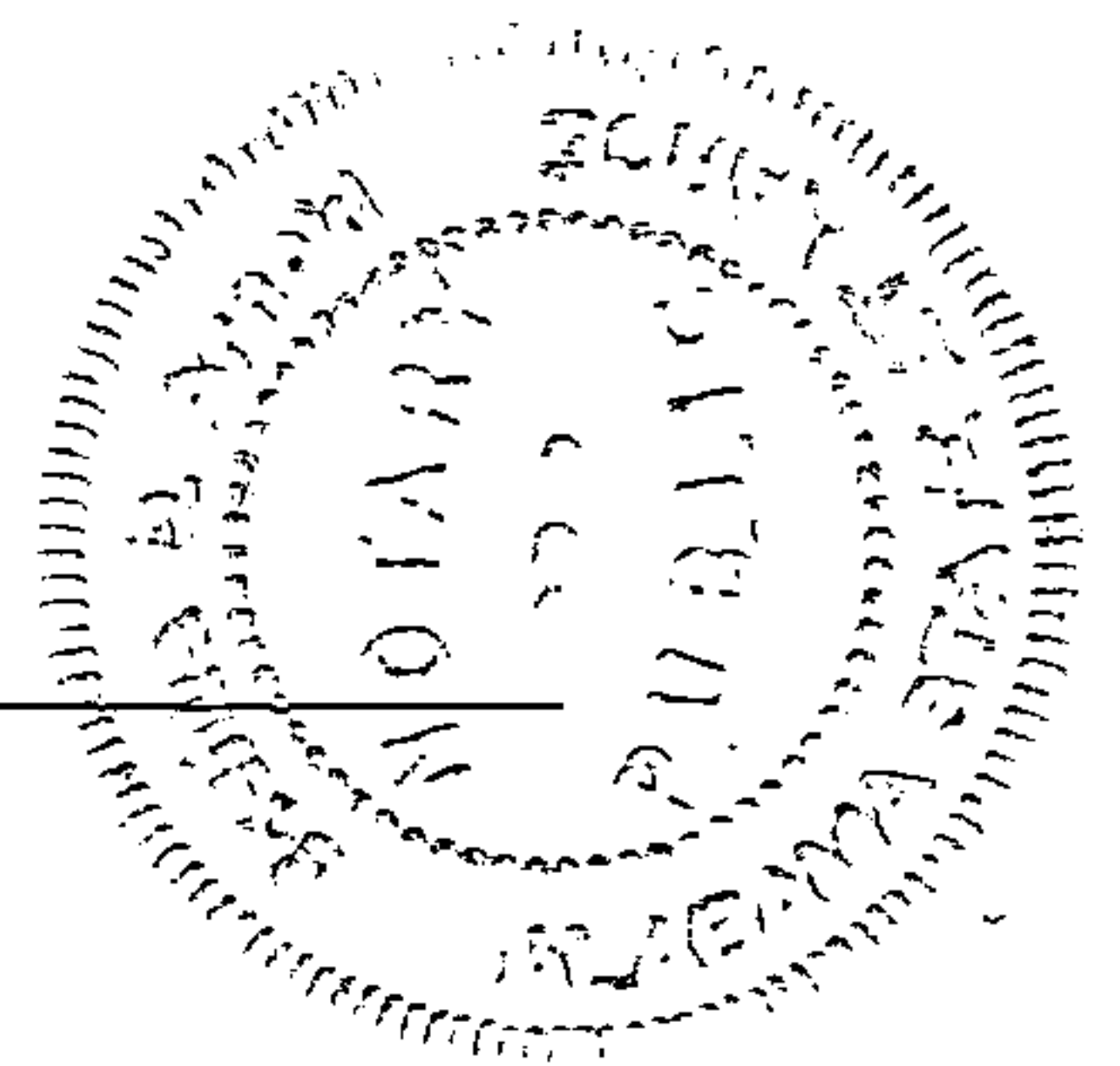
I A Notary Public certify that LINDA LAWSON KNOWLES whose name is signed to
the foregoing instrument of conveyance, and executed the same voluntarily on the day
the same bears date.

Given under my hand this the 3rd day of October 2024


20241004000311720 2/5 \$40.00
Shelby Cnty Judge of Probate, AL
10/04/2024 12:53:00 PM FILED/CERT

Joshua D. Arnold
Notary Public

Joshua D. Arnold
Print Name



20241004000311720 3/5 \$40.00
Shelby Cnty Judge of Probate, AL
10/04/2024 12:53:00 PM FILED/CERT

Exhibit 'A' 240 Commerce

NOW, THEREFORE in consideration of the premises and the sum of \$ 23,701.00, the Grantor and Mortgagee under the power of the sale contained in said mortgage, does hereby grant, sell, bargain and convey unto Linda L. Knowles and Lewis R. Knowles, as joint tenants with right of survivorship, the following described properties situated in Shelby County, Alabama, to-wit:

A parcel of land located in the West ½ of the NW 1/4 of Section 3, Township 24 North, Range 12 East, being a part of Block 8, in the Town of Montevallo, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the Westerly right of way line of Cedar Street and the Southerly right of way line of Commerce Street and run Westerly along said Southerly right of way line a distance of 80.5 feet to the point of beginning; thence turn an angle of 90 deg. 00 min. to the left and run Southerly 154.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run Westerly 80.5 feet; thence turn an angle of 90 deg. 00 min. right and run Northerly 154.0 feet to a point on the Southerly right of way line of Commerce Street; thence along said Street in an Easterly direction 80.5 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all mineral rights, easements, covenants or other interest of record.



20241004000311720 4/5 \$40.00
Shelby Cnty Judge of Probate, AL
10/04/2024 12:53:00 PM FILED/CERT

IN PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF

Case No. PR-2004-000638

Lewis R. Knowles, deceased.

**ORDER OF DISCHARGE
OF PERSONAL REPRESENTATIVE**

JUN 08 2005

WHEREAS, **Linda Lawson Knowles**, as Personal Representative of the Estate of **Lewis R. Knowles**, deceased, has filed a petition in this Court for discharge as Personal Representative of said Estate, as provided under *Ala. Code, §43-2-506 (1975 as amended)*.

Upon examination of the allegations set forth in the petition and the affidavit of **Linda Lawson Knowles** and consent of the legatees named in the petition, the conduct of said Estate and the conduct of the Personal Representative, the Court is of the opinion and is satisfied that the Personal Representative has discharged her trust faithfully and honestly.

That more than six (6) months have expired since Letters Testamentary were granted to **Linda Lawson Knowles**, as Personal Representative of said Estate.

That all debts filed against or due from said Estate have been paid in full and that all personal property and assets belonging to said Estate remaining in the hands of said Personal Representative have been paid and turned over to the legatees of said Estate.

Now, therefore, it is ORDERED, ADJUDGED and DECREED that **Linda Lawson Knowles** as Personal Representative, is hereby released from all liability as such Personal Representative and is discharged as Personal Representative of the Estate of **Lewis R. Knowles**.

DONE this the 6th day of June, 2005.

PATRICIA YEAGER FUHRMEISTER
Probate Judge

cc: **Frank C. Ellis, Jr., Esq.**
Linda Lawson Knowles

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

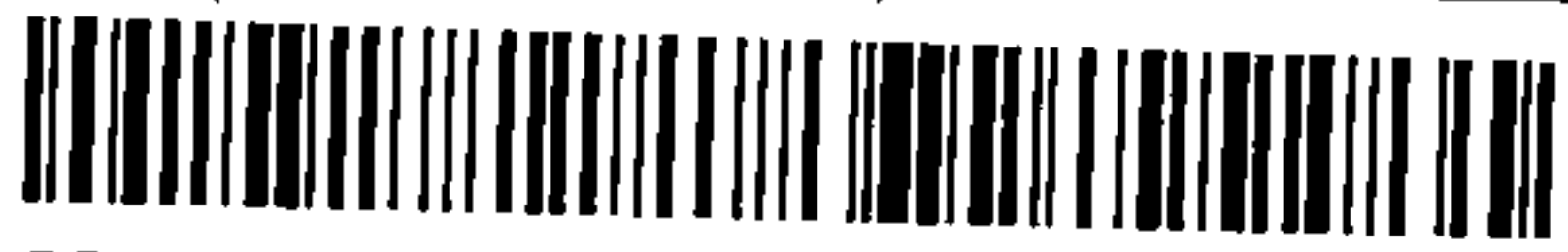
Grantee's Name Linda Lawson Knowles, Kim D. Knowles, Kei
Mailing Address 3345 Spring Creek Road
Montevallo, AL 35115

Property Address 240 Commerce Street
Montevallo, AL 35115

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

or
Actual Value \$

or
Assessor's Market Value \$



20241004000311720 5/5 \$40.00
Shelby Cnty Judge of Probate, AL
10/04/2024 12:53:00 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

Linda Lawson Knowles
(Grantor/Grantee/Owner/Agent) circle one