

SEND TAX NOTICE TO:

Benjamin Lee McKnight and Lisa D. McKnight
915 Timberline Circle
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$585,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Steven Harig, an unmarried man**, whose address is 109 Carnoustie Drive, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Benjamin Lee McKnight and Lisa D. McKnight**, whose address is 915 Timberline Circle, Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Benjamin Lee McKnight and Lisa D. McKnight, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 915 Timberline Circle, Calera, AL 35040 to-wit:**

Lot 80, according to the Final Plat of Timberline, Phase 2, as recorded in Map Book 29, page 49 in the Probate Office of Shelby County, Alabama.


The Grantor herein, Steven Harig, who is a grantee in that certain deed recorded in Instrument No. 20060607000269470, is one and the same person as Steven T. Harig, Steve T. Harig, and Stephen T. Harig.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$292,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of December, 2024.

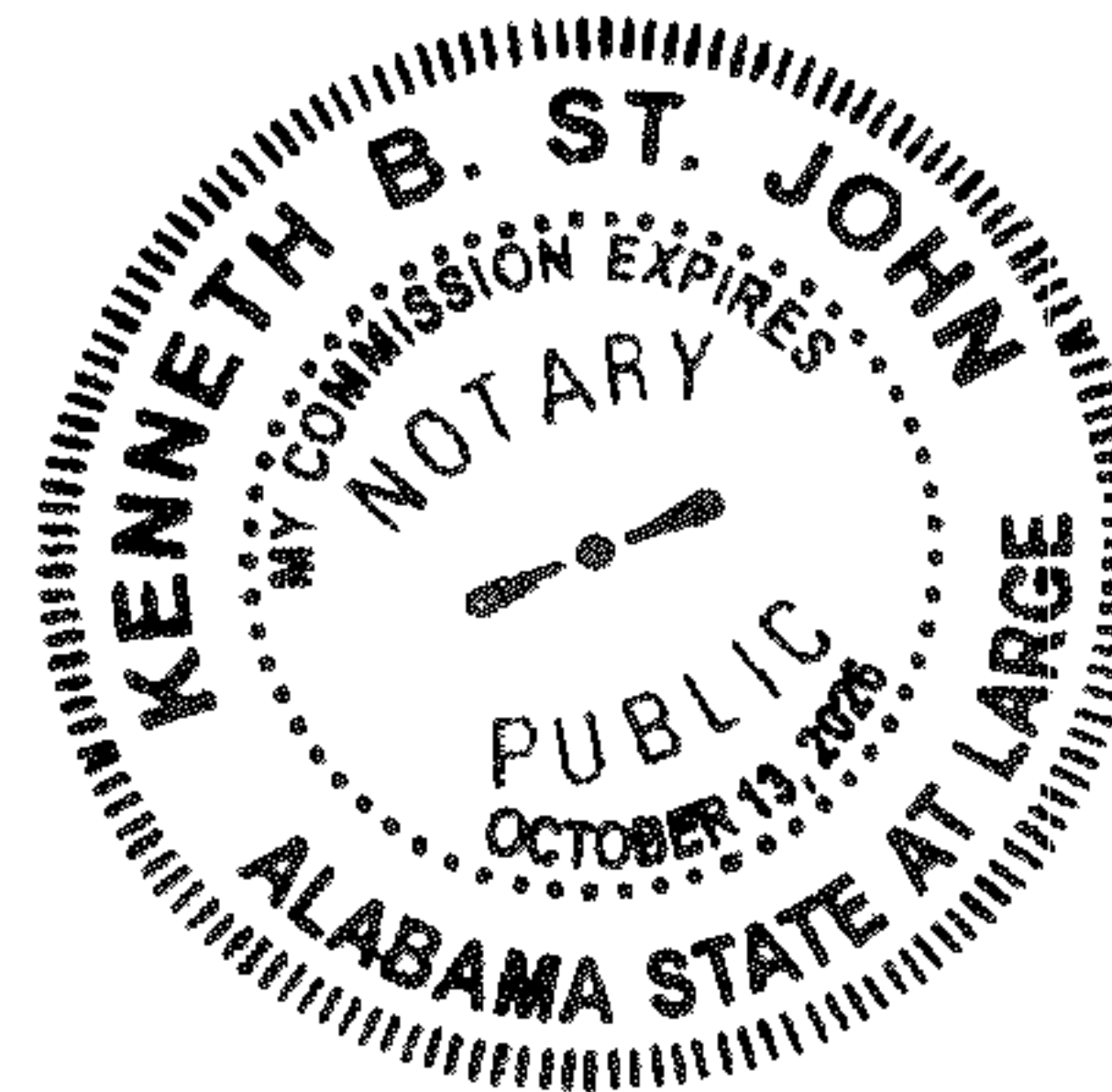

 Steven Harig

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Steven Harig** 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 13th day of December, 2024.


 Notary Public
 Print Name: **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2024 03:15:49 PM
 \$318.50 PAYGE
 20241213000383290

Allie S. Bayl