



2025010200001640 1/3 \$323.50
Shelby Cnty Judge of Probate, AL
01/02/2025 02:14:14 PM FILED/CERT

SEND TAX NOTICE TO:

Nicole Hawkins Knight
824 Ballantrae Parkway
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and Settlement of the Estate of Michael A. Knight, and Other Good and Valuable Consideration to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **Griffin Jacob Knight**, an unmarried man, **Joshua Ford Knight**, an unmarried man, and **Addison Caroline Knight**, an unmarried woman (herein referred to as GRANTORS), do hereby grant, bargain, sell, and convey unto **Nicole Hawkins Knight** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama being known and designated as follows: Lot 219, according to the survey of Lochinvar at Ballantrae, as recorded in Map 32, Pages 10 A-B-C in the Probate Office of Shelby County; being situated in Shelby County, Alabama. Being the same property as conveyed from Michael Corvin, Auctioneer to Federal Home Loan Mortgage Corporation, as described in Instrument No. 20121203000460770, recorded 12/03/2012 in Shelby County records.
Property Address is: 824 Ballantrae Parkway, Pelham, AL 35124

The real property described above is conveyed subject to the following: All easements, covenants, conditions, and restrictions of record; all legal highways, zoning, building, and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, 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, her heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd
day of January, 2025.

Griffin Jacob Knight (SEAL)
Griffin Jacob Knight

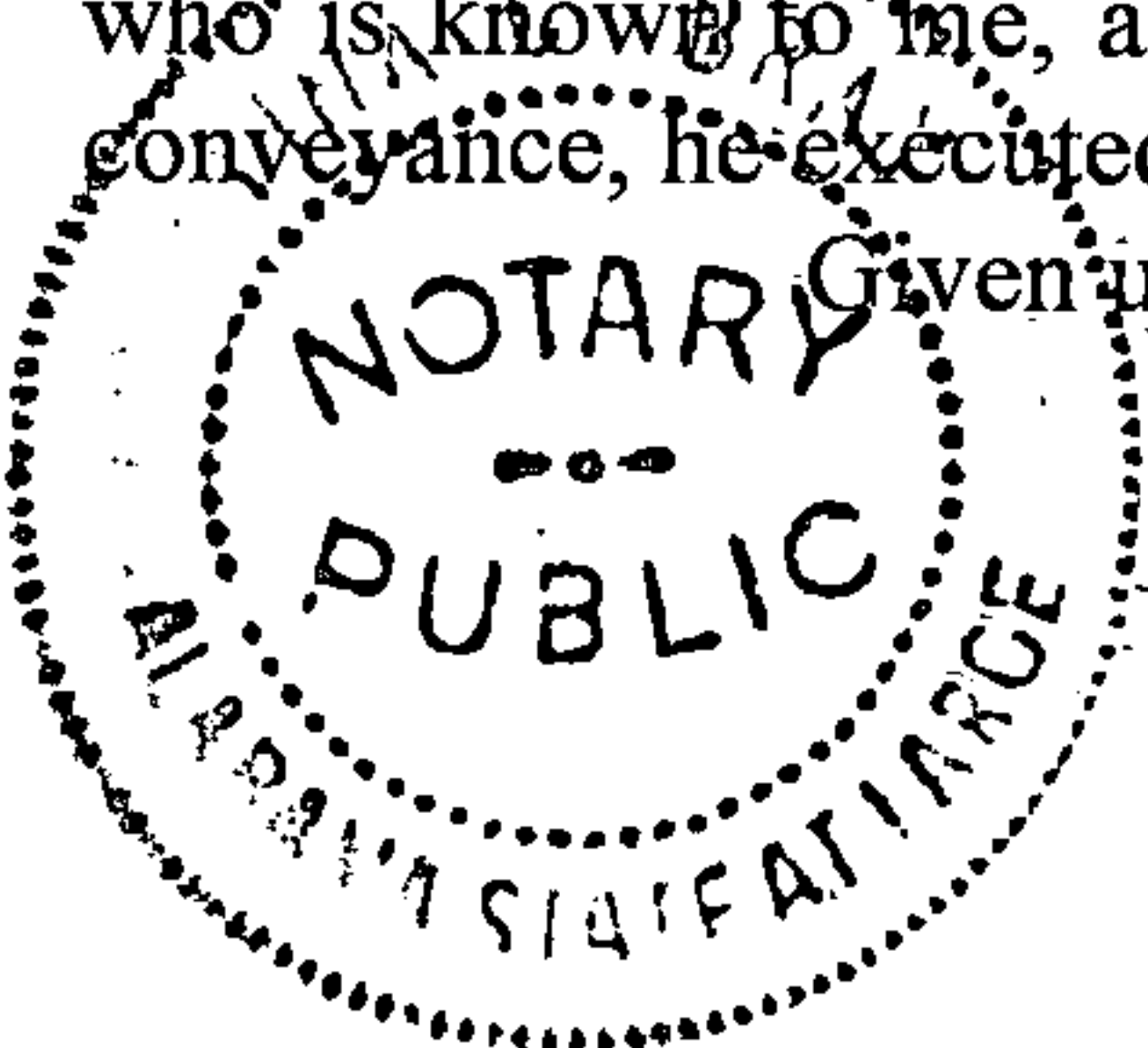
Joshua Ford Knight (SEAL)
Joshua Ford Knight

Addison Knight (SEAL)
Addison Caroline Knight

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Griffin Jacob Knight**, an unmarried man, 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 19th day of June, 2024.



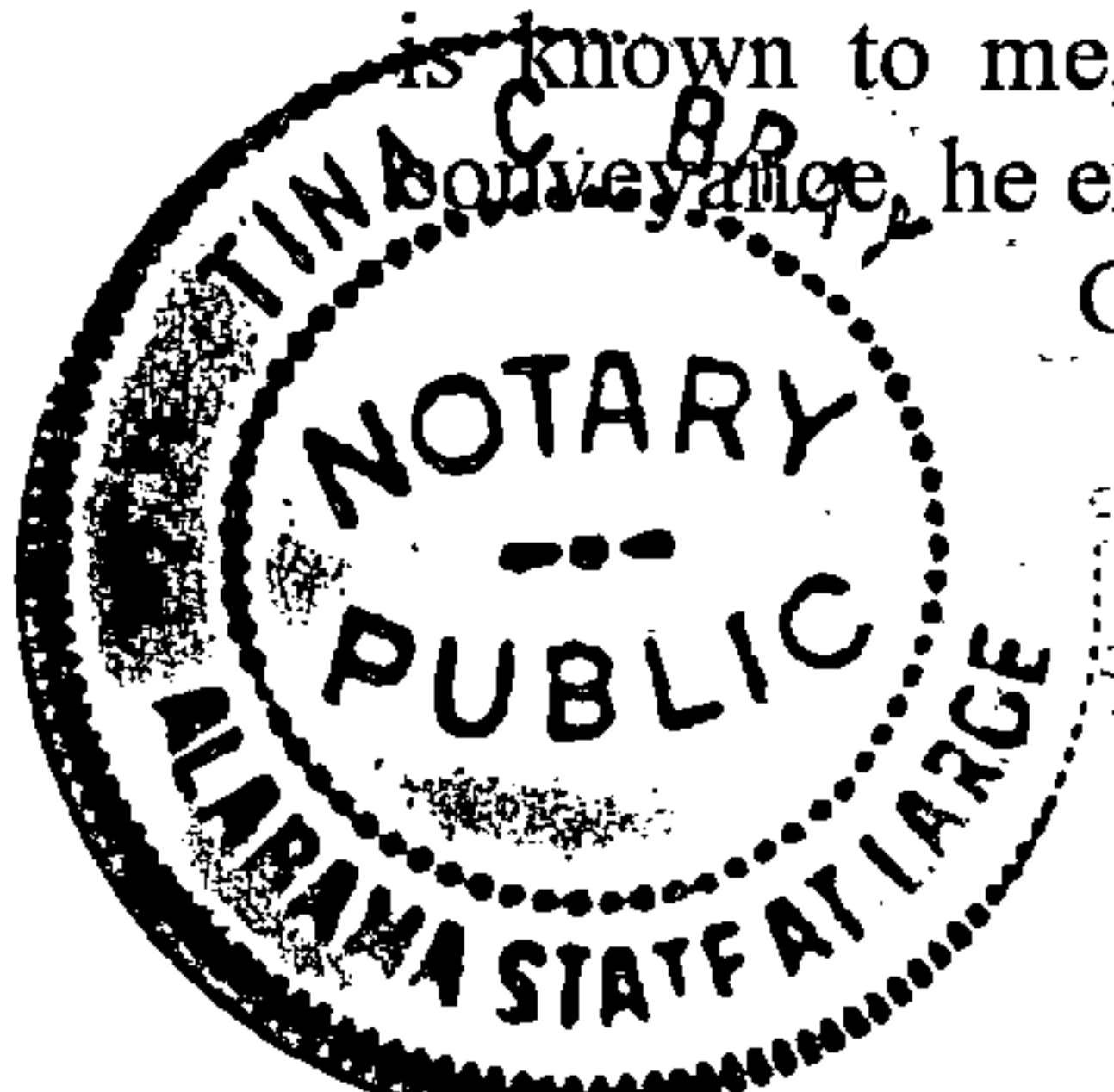
Jim C. Bear (SEAL)
Notary Public

My Commission Expires: 7-27-2027

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joshua Ford Knight**, an unmarried man, 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 23rd day of June, 2024.



Jim C. Bear (SEAL)
Notary Public

My Commission Expires: 7-27-2027

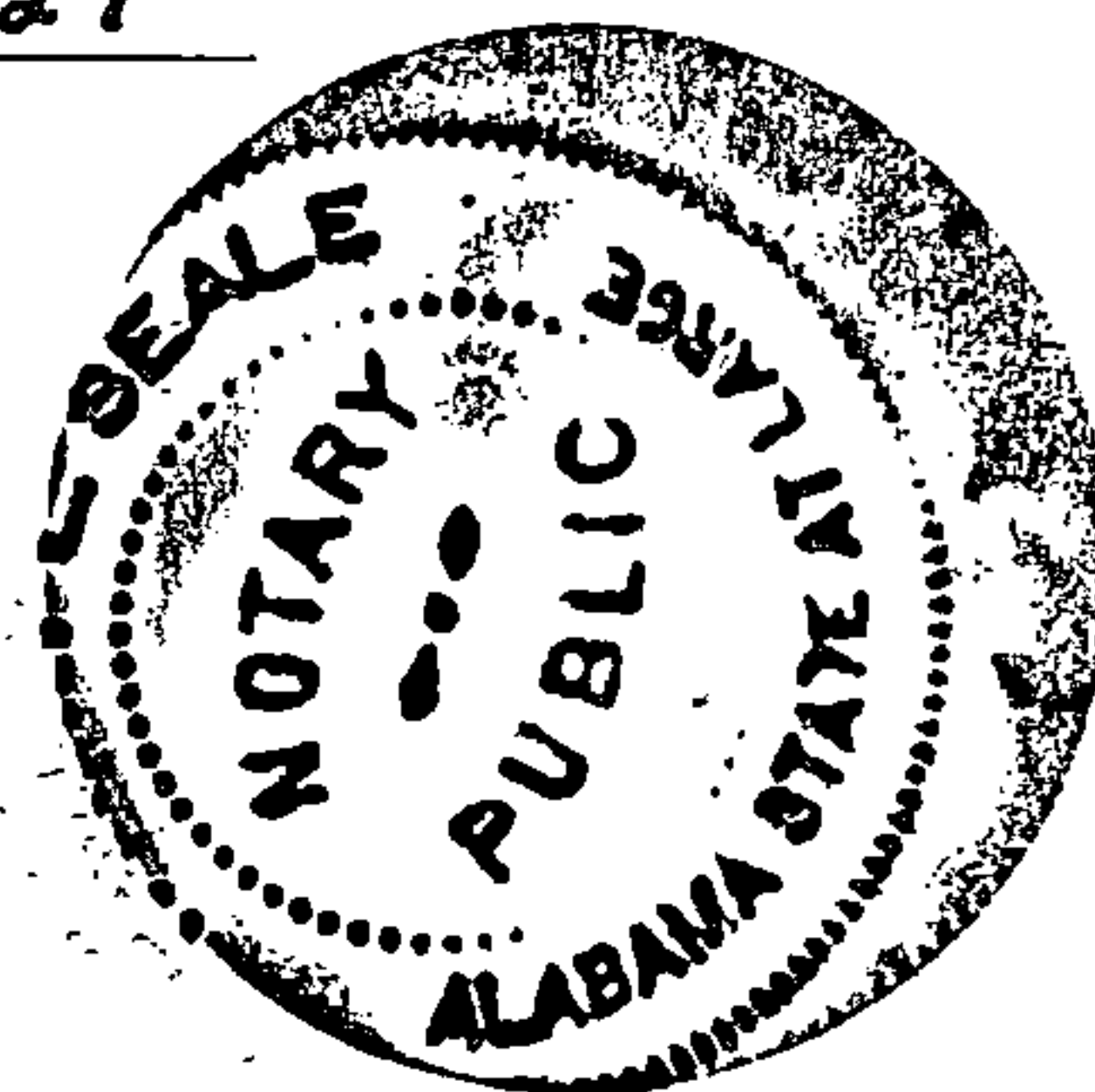
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Addison Caroline Knight**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2025.

Tammy L. Seale (SEAL)
Notary Public

My Commission Expires: 7-12-2027



Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Griffin Jacob Knight, Joshua
Mailing Address Ford Knight, Addison Caroline Knight
824 Ballantrae Pkwy
Pelham, AL 35124

Grantee's Name Nicole Hawkins Knight
Mailing Address 824 Ballantrae Pkwy
Pelham, AL 35124

Property Address 824 Ballantrae Pkwy
Pelham, AL 35124

Date of Sale _____ ✓
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 = 294,450 ✓

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 Based on Total Market Value on file in the Office
☐ Closing Statement of the Shelby County Property Tax Commissioner

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 01-02-2025

Unattested

(verified by)

Print Nicole Hawkins Knight

Sign Nicole Hawkins Knight
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1