

SEND TAX NOTICE TO:

Elizabeth Ann Corey
175 Shaw Drive
Chelsea, AL 35043

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 **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Knight Homes, LLC, an Alabama Limited Liability Company**, whose address is 3664 McClendon Chapel Road, Bessemer, AL 35022 (hereinafter "Grantor", whether one or more), by **Elizabeth Ann Corey**, whose address is 175 Shaw Drive, Chelsea, AL 35043 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 175 Shaw Drive, Chelsea, AL 35043 to-wit:**

Lot 3A, according to a Resubdivision of Lot 3 of Shaw Subdivision, as recorded in Map Book 58 Page 51 in the Probate Office of Shelby County, Alabama.

Parcel ID #: 14 1 12 0 000 028.000

SOURCE OF TITLE: Grantor herein, Knight Homes, LLC, acquired title in that certain deed recorded in **Instrument No. 20250129000027400**, said deed being corrected by that certain affidavit recorded in **Instrument No. 20250129000027410**, in the Probate Office of Shelby County, Alabama.

Knight Homes, LLC and Knight Homes LLC are one and the same entity.

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 \$301,180.00 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 successors 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 successors and assigns 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 7th day of February, 2025.

Knight Homes, LLC, an Alabama Limited Liability Company

By: *Patricia Vanegas*
Patricia Vanegas, Member

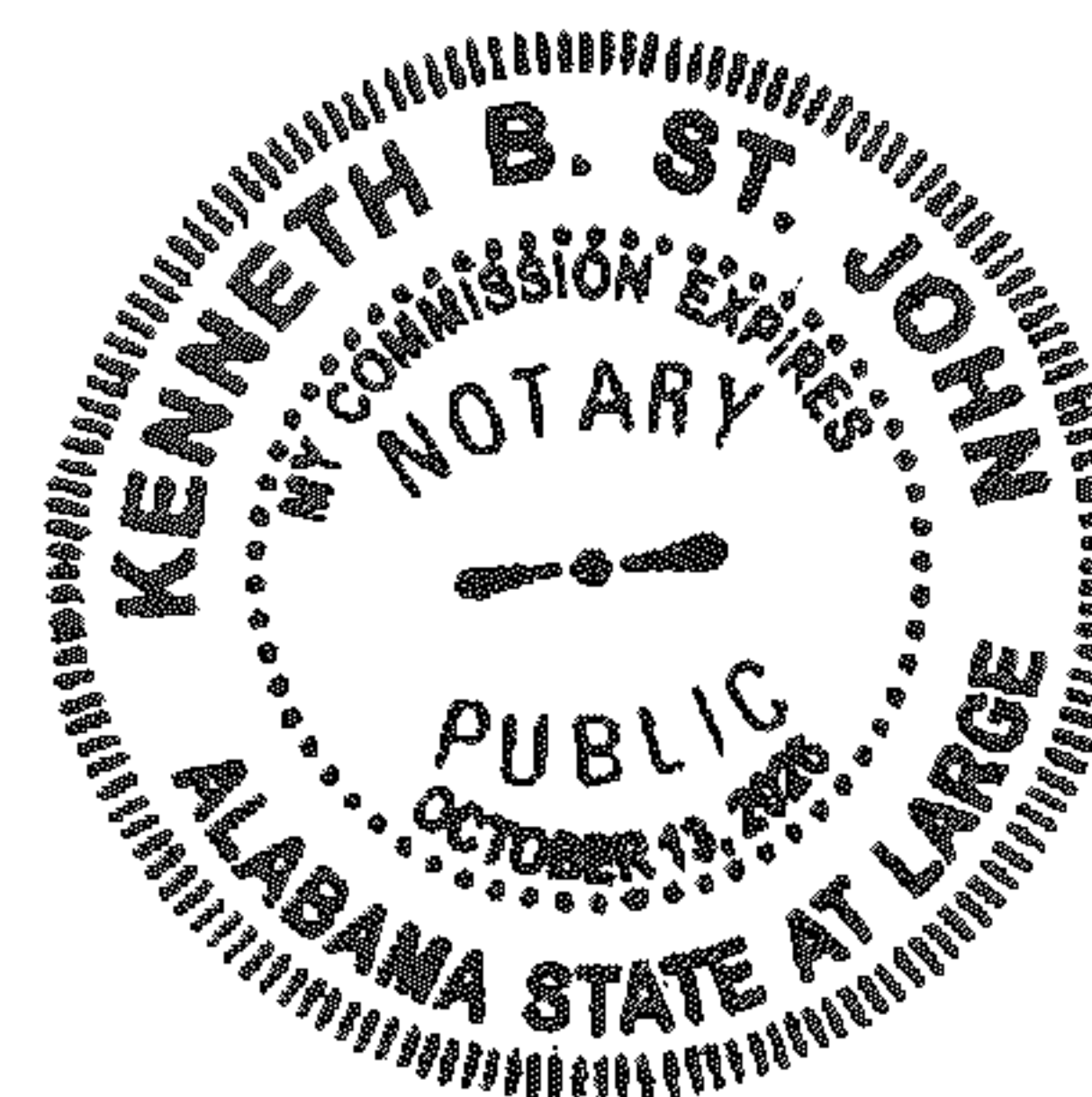
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Patricia Vanegas**, whose name as Member of Knight Homes, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this 7th day of February, 2025.

[Signature]
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
02/07/2025 03:06:21 PM
\$94.00 PAYGE
20250207000038540