

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Heiema, AL 35080

Send Tax Notice to:
Rochelle Knight and DeJuan Knight
17255 Highway 61
Wilsonville, AL 35186

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jacob A. Blackmon**, a **married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rochelle Knight and DeJuan Knight** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 Section 32, Township 20 South, Range 1 East, and run North for 2518.30 feet; thence South 87 degrees, 59 minutes 05 seconds East for 281.30 feet to the Point of Beginning; thence from said Point of Beginning South 88 degrees 31 minutes 31 seconds East a distance of 99.99 feet; thence South 00 degrees 28 minutes 53 seconds East, a distance of 367.05 feet; thence North 88 degrees 48 minutes 49 seconds West, a distance of 12.00 feet; thence South 00 degrees 28 minutes 47 Seconds East, a distance of 571.39 feet; thence North 88 degrees 41 minutes West, a distance of 88 feet; thence North 00 degrees 28 minutes 46 seconds West, a distance of 938.56 feet back to the Point of beginning.

Together with an easement for driveway access situated in the northwest 1/4 of the southeast 1/4 of section 32, township 20 south, range 1 east, Shelby county, Alabama, more particularly described as follows:

Commence at the southwest corner of the northwest 1/4 of the southeast 1/4 of section 32, township 20 south, range 1 east, and run n 00°16'28" w for a distance of 2518.30' to a point on the southerly right of way of highway 61 (80' r.o.w.); thence run s 88°06'09" e along said southerly right of way for a distance of 281.05' to a found 1/2" rebar; thence continue along said southerly right of way s 88°08'00" e for a distance of 100.29' to a found 1/2" rebar; thence leaving said southerly right of way, run s 00°04'49" e for a distance of 208.13' to the point of beginning of said driveway easement; thence run s 45°49'42" e for a distance of 31.64' to a point; thence run s 43°46'11" w for a distance of 32.71' to a point; thence run n 00°04'49" w for a distance of 45.66' to the point of beginning. Containing 0.01 acres (517 sq.ft.).

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

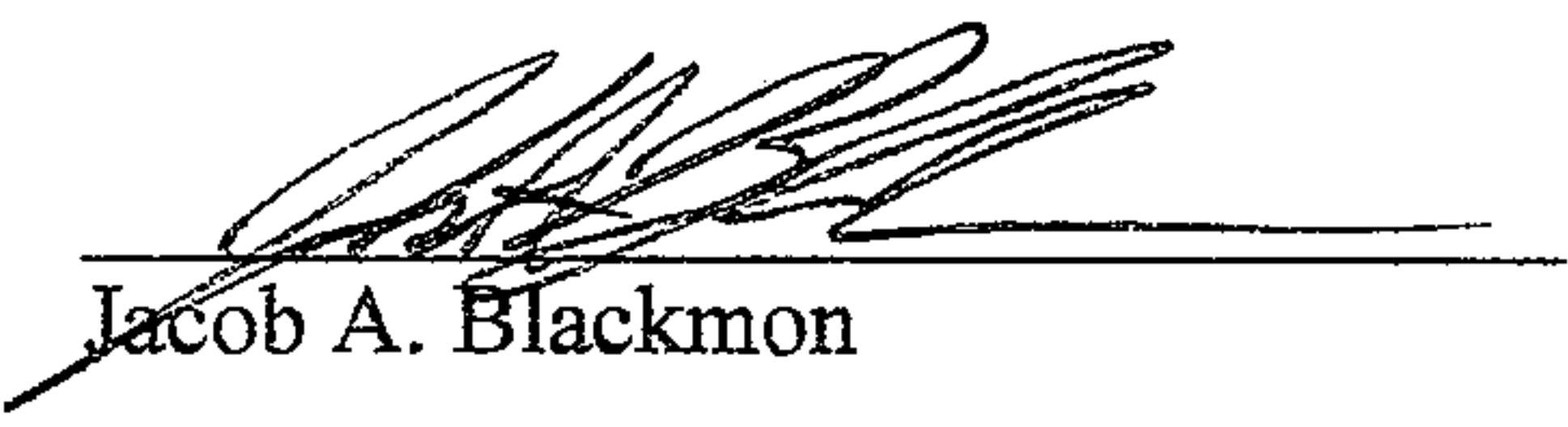
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 24 day of October, 2025.

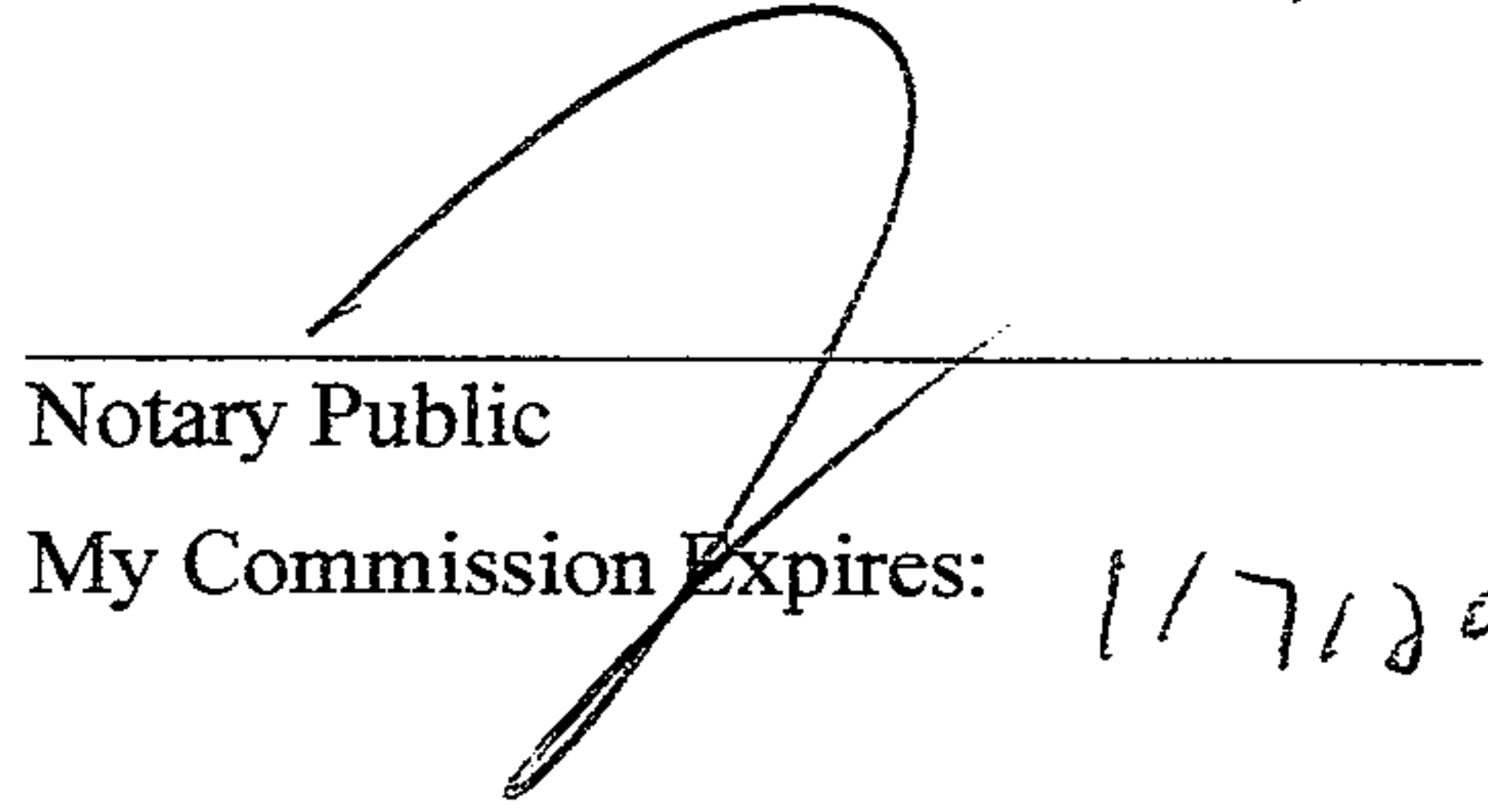

Jacob A. Blackmon

STATE OF Alabama
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jacob A. Blackmon**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of October, 2025.


Notary Public

My Commission Expires: 1/7/29

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 7, 2029

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-8450

Grantor's Name Jacob A. Blackmon
 Mailing Address 1007 Parkview Drive
Lynn Haven, FL 32444

Grantee's Name Rochelle Knight and DeJuan Knight
 Mailing Address 17255 Highway 61
Wilsonville, AL 35186

Property Address 17255 Highway 61
Wilsonville, AL 35186

Date of Sale October 27, 2025
 Total Purchase Price \$330,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

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 October 27, 2025

Print: Justin Smitherman

☐ Unattested

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/27/2025 03:13:40 PM
 \$44.50 JOANN
 20251027000328530

Allen S. Bayal

Form RT-1