

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Peavine Estates, LLC
PO Box 5350
San Angelo, TX 76902

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Nine hundred thirty thousand and no/100 (\$930,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Margaret Allen, an unmarried woman, Gerald W. Oldham, a married man, Brenda Morris f/k/a Brenda S. Matthews, a married woman, Fonda Thomas f/k/a Fonda L. Higgins, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Peavine Estates, LLC**, (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 3, according to the Survey of Peavine Park, as recorded in Map Book 43, Page 26, in the Probate Office of Shelby County, Alabama.

Together with rights of ingress/egress and public utilities as granted in easement recorded in Instrument No. 20120711000247350.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

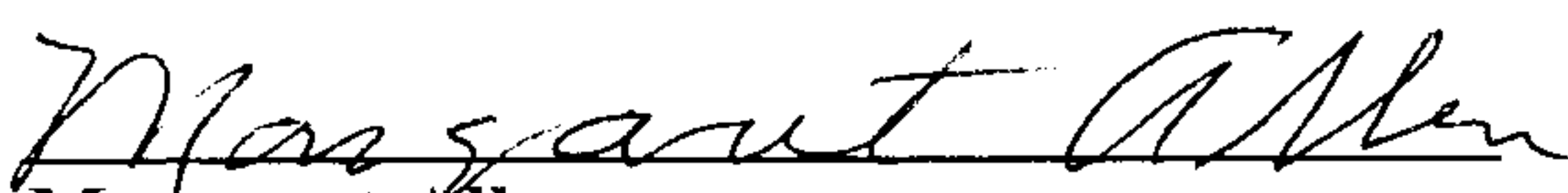
This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

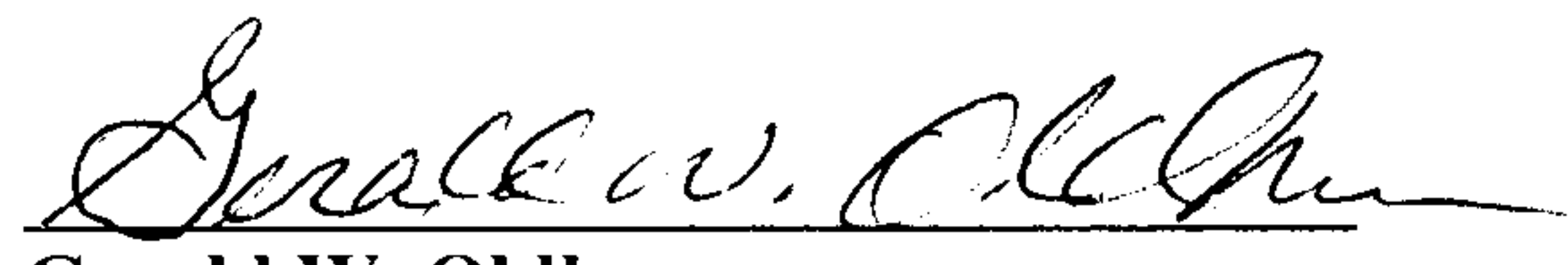
\$865,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.


And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of August, 2012.


Margaret Allen


Gerald W. Oldham


Brenda Morris f/k/a Brenda S. Matthews



Fonda Thomas f/k/a Fonda L. Higgins

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Margaret Allen, an unmarried woman, Gerald W. Oldham, a married man, Brenda Morris f/k/a Brenda S. Matthews, a married woman, Fonda Thomas f/k/a Fonda L. Higgins, a married woman** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of August, 2012.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-2014

Shelby County, AL 09/06/2012
State of Alabama
Deed Tax: \$65.00



20120906000336640 1/2 \$84.00
Shelby Cnty Judge of Probate, AL
09/06/2012 09:33:50 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Margaret Allen, Gerald W.
Mailing Address Oldham, Brenda Morris f/k/a
Brenda S. Matthews, Fonda
Thomas f/k/a Fonda L. Higgins
Lot 1, Peavine Trailer Park, Alabaster, AL 35007

Grantee's Name Peavine Estates, LLC
Mailing Address PO Box ~~5531~~ 5350
San Angelo, TX 76902

Property Address Peavine Park, Lot 3
Alabaster, AL 35007

Date of Sale 08/22/2012

Total Purchase Price \$ 930,000.00

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other



20120906000336640 2/2 \$84.00
Shelby Cnty Judge of Probate, AL
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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 **AUG 22 2012**

Print

Kelly B. Ferguson

Sign

Kelly B. Ferguson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1