

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Christopher Adam Peoples and Melissa
Nicole Peoples
123 Chesser Reserve Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Four Thousand Five Hundred And No/100 Dollars (\$134,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Lana Aiken Olson, a married woman, formerly known as Lana Aiken (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher Adam Peoples and Melissa Nicole Peoples (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 135, according to the Map and Survey of Chesser Reserve Phase 1, as recorded in Map Book 38, Page 115 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Covenants, Conditions and Restrictions of Chesser Reserve recorded in Instrument No. 20070710000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collective referred to as the "Declaration").

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.

One Hundred Thirty-Seven Thousand Two Hundred Forty-Four And No/100 Dollars (\$137,244.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the spouse of grantor, neither is it contiguous thereto.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

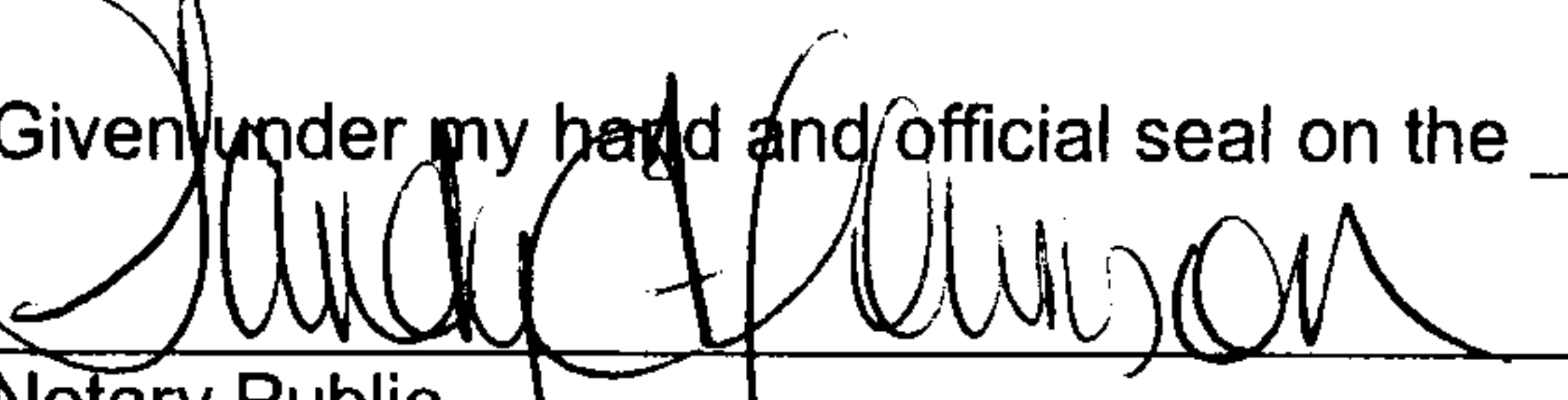
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on ~~November 14,~~ December 5, 2012.


Lana Aiken Olson

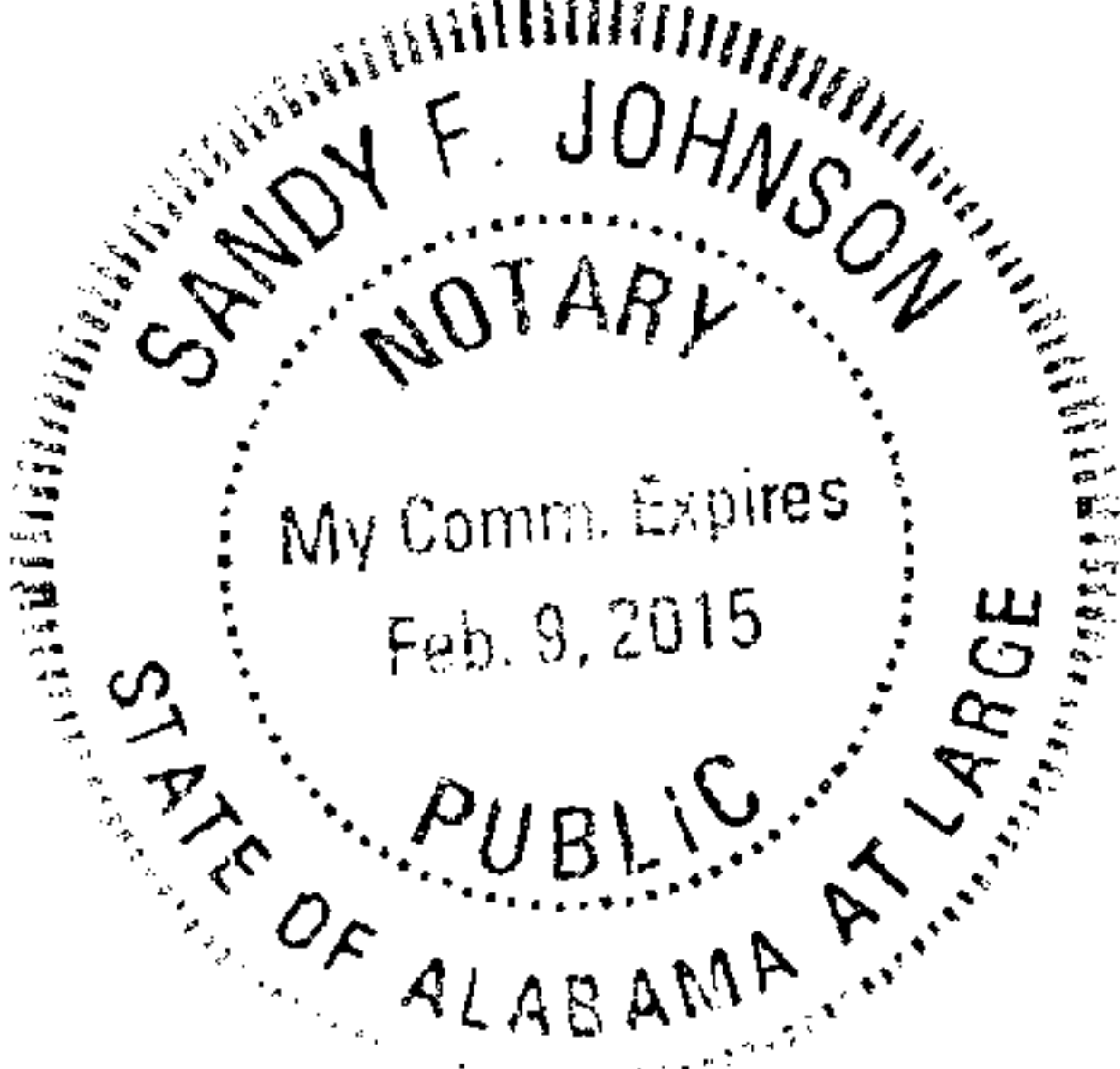
STATE OF ALABAMA)
SHELBY COUNTY)


20130107000010080 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/07/2013 01:41:04 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lana Aiken Olson, 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 on the day same bears date.

Given under my hand and official seal on the 5th day of December, 2012.

Notary Public
Commission Expires:

FILE NO.: TS-1202202



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

Grantor's Name Lana Aiken Olson
Mailing Address 123 Chesser Reserve Drive
Chelsea, AL 35043

Grantee's Name Christopher Adam Peoples and
Melissa Nicole Peoples
Mailing Address 23393 Alabama Highway 9
Goodwater, AL 35072

Property Address 123 Chesser Reserve Drive
Chelsea, AL 35043

Date of Sale December 5, 2012
Total Purchase Price \$134,500.00

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:

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 - Lana Aiken Olson, 123 Chesser Reserve Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Christopher Adam Peoples and Melissa Nicole Peoples, 23393 Alabama
Highway 9, Goodwater, AL 35072.

Property address - 123 Chesser Reserve Drive, Chelsea, AL 35043

Date of Sale - December 5, 2012.

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 with 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: December 5, 2012

Sign 
Agent

