


THIS INSTRUMENT PREPARED BY:  
D. Barron Lakeman  
Lakeman, Peagler, Hollett & Alsobrook, LLC  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )  
COUNTY OF SHELBY )

GRANTEE'S ADDRESS:  
Janet J. Stanley  
175 Cherokee Trail  
Pelham, AL 35124

  
20130116000021740 1/4 \$59.50  
Shelby Cnty Judge of Probate, AL  
01/16/2013 10:40:38 AM FILED/CERT

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Five Thousand and 00/100 (\$145,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Marilyn L. Pedersen, a married woman, Rodney M. Price, a married man and Rex B. Price, a married man, who together represent all existing heirs of Felix Price** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Janet J. Stanley and Michael L. Stanley**, (hereinafter referred to as GRANTEES), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**See Attached "Exhibit A"**

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

\$108,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Felix Price was the surviving grantee of the certain deed recorded in Instrument 20040323000146470. The other grantee, Gladys Price, having died on or about 2/4/2010. Felix Price having also died on or January 27, 2012.

Marilyn Louise Pederson and Marilyn L. Pedersen are one and the same person.  
Rodney Merrill Price and Rodney M. Price are one and the same person.  
Rex Brian Price and Rex B. Price are one and the same person.

**THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES as defined by the Code of Alabama.**

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, her heirs and assigns forever.


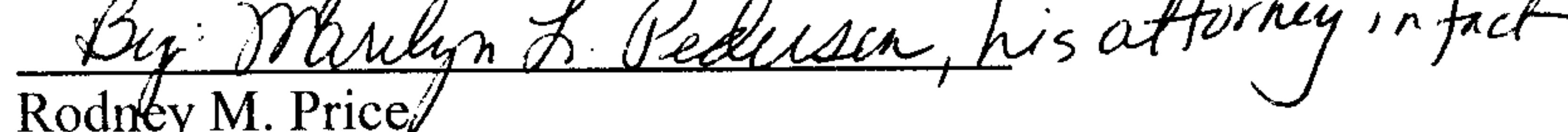
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 7th day of January, 2013.

  
Marilyn L. Pedersen

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marilyn L. Pedersen, 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 the Instrument signed their names voluntarily on the day the same bears date.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of January, 2013.

Shelby County, AL 01/16/2013  
State of Alabama  
Deed Tax: \$36.50

  
  
Rodney M. Price  
By: Marilyn L. Pedersen his attorney-in-fact

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rodney M. Price, by Marilyn L. Pedersen, his attorney-in-fact 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 the Instrument signed their names voluntarily on the day the same bears date.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of January, 2013.

Rex B. Price  
By: Marilyn L. Pedersen, his attorney-in-fact  
Rex B. Price  
By: Marilyn L. Pedersen, his attorney-in-fact


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rex B. Price, by Marilyn L. Pedersen, his attorney-in-fact 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 the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of January, 2013.

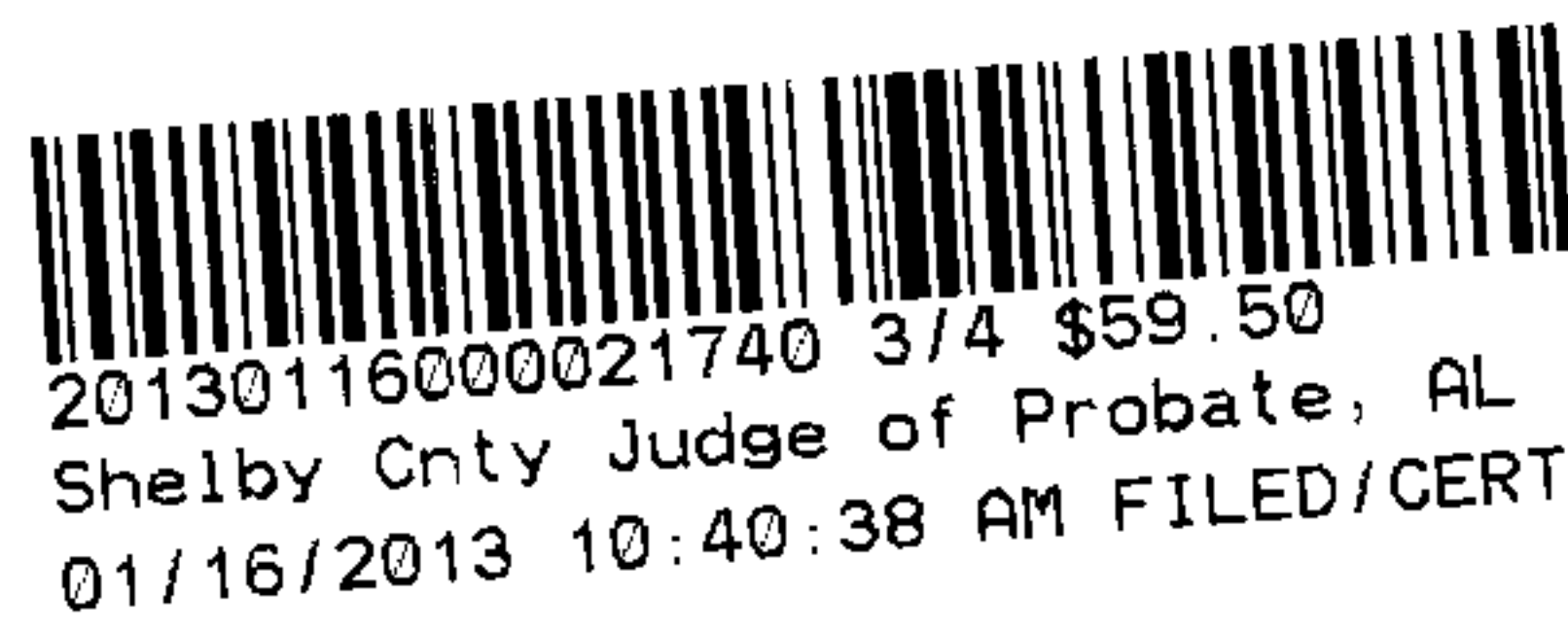
  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 3.3.16

Notary Public - Alabama State At Large  
My Commission Expires  
March 3, 2016

  
20130116000021740 2/4 \$59.50  
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## EXHIBIT "A" - LEGAL DESCRIPTION

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West; Thence run South along the West line of said 1/4 - 1/4 section 721.84 feet to the point of beginning; Thence continue along last described course 138.81 feet; thence turn 87° 49' 00" left and run 313.80 feet to a point situated on the westerly right-of-way line of Cherokee Trail; Thence turn 92° 11' 00" left and run 138.81 feet along said right-of-way line; Thence turn 87° 49' 00" left and run 313.80 feet to the point of beginning. Situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Felix Price  
Mailing Address 175 Cherokee Trail  
Pelham, AL 35124

Grantee's Name Janet J. Stanley  
Mailing Address 175 Cherokee Trail  
Pelham, AL 35124

Property Address 175 Cherokee Trail  
Pelham, AL 35124

Date of Sale 1/7/2013

Total Purchase Price \$ 145,000.00

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

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 1/7/2013

Print Marilyn L. Pedersen

Unattested

(verified by)

Sign

Marilyn L. Pedersen

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1