

STATE OF ALABAMA)
COUNTY OF SHELBY)

20130211000059770 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
02/11/2013 03:27:11 PM FILED/CERT

LOST INSTRUMENT AFFIDAVIT

Before me, the undersigned authority in and for said State at Large, did on this day personally appear John H. Henson, who is known to me and after first being duly sworn, did testify and affirm as follows, to wit:

My name is John H. Henson. I am an attorney and am licensed to practice law in the State of Alabama. I am over the age of nineteen years and have personal knowledge of the matters set forth herein.

On or about January 31, 2013, I performed a closing for the following property:

A Parcel of Land situated in the SW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West; thence N 00° 00' 00" E, along the West line of said 1/4 - 1/4 section, a distance of 351.93'; thence S 81° 29' 53" E a distance of 893.98' to the POINT OF BEGINNING; thence S 81° 29' 53" E a distance of 171.74'; thence S 00° 00' 00" E a distance of 726.74' to the Northwesterly right of way of Shelby County Highway 14; thence S 60° 33' 09" W along said right of way, a distance of 35.50'; thence N 13° 29' 00" W a distance of 26.78'; thence N 04° 47' 27" W a distance of 49.55'; thence N 01° 25' 30" E a distance of 124.37'; thence N 02° 36' 28" W a distance of 43.51'; thence N 15° 13' 31" W a distance of 73.64'; thence N 49° 34' 17" W a distance of 62.32'; thence N 85° 30' 02" W a distance of 163.07'; thence N 46° 52' 39" W a distance of 196.61'; thence N 42° 15' 03" E a distance of 361.68' to the POINT OF BEGINNING.

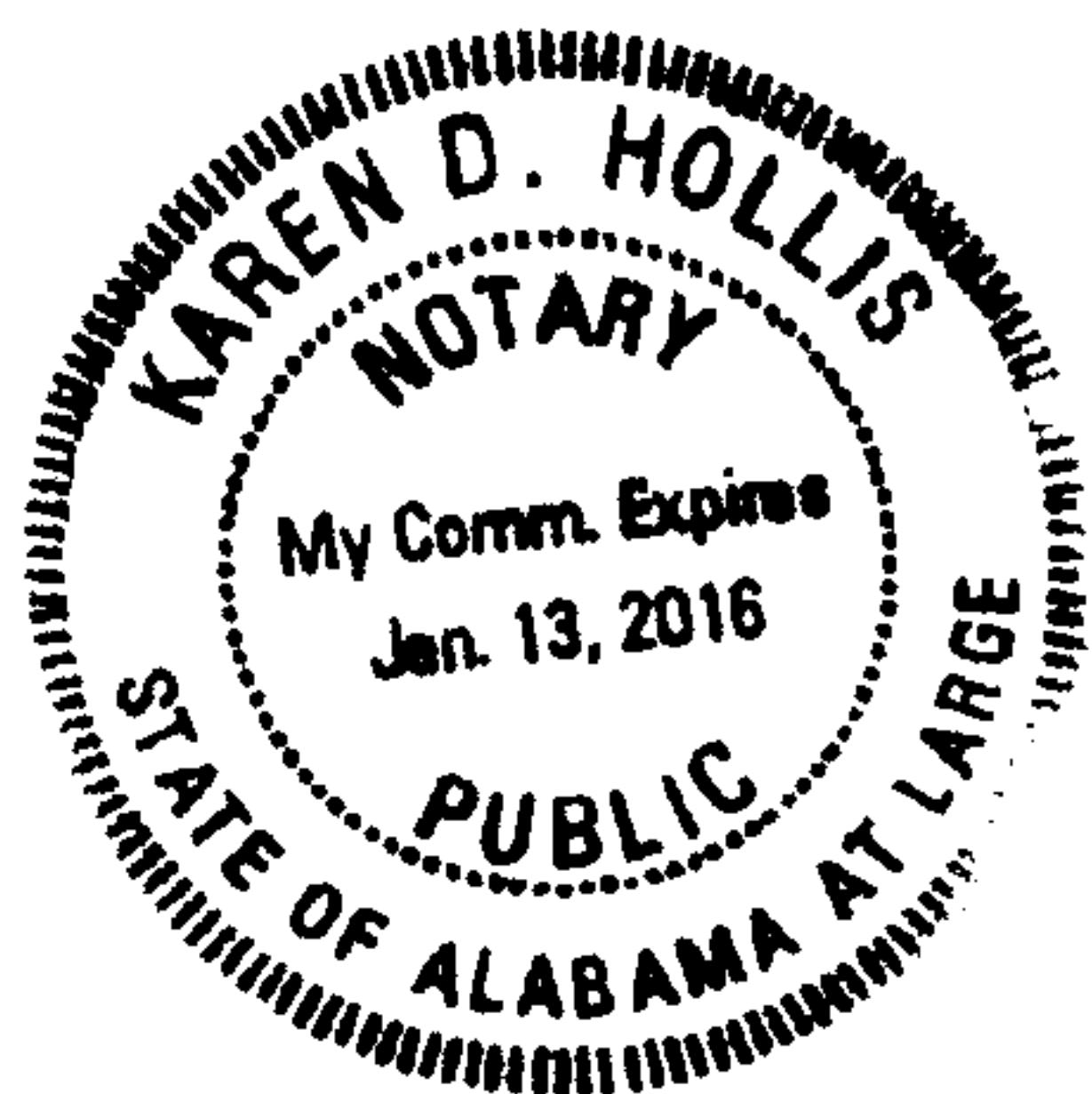
At the time of closing, a copy of an unrecorded Quitclaim Deed was provided to me transferring the property to R. Dale Peterson and M. Kathy Peterson. This Quitclaim Deed was prepared and executed by the Petersons. The copy is attached.


This affidavit is being recorded due to the unavailability of the original Quitclaim Deed.

Further, affiant sayeth not.

John H. Henson

Sworn and Subscribed before me on this the 5th day of February, 2013.




Notary Public in and for the State of Alabama
At Large

My Commission Expires: _____

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Quit Claim Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in good consideration of the sum of Ten and no/100 (\$0.00) Dollars and other good and valuable consideration in hand paid to each undersigned by the other, the receipt of whereof is hereby acknowledged, by each undersigned
R. Dale Peterson and M. Kathy Peterson

hereby remises, quit claims, grants, sells and conveys, one into the other

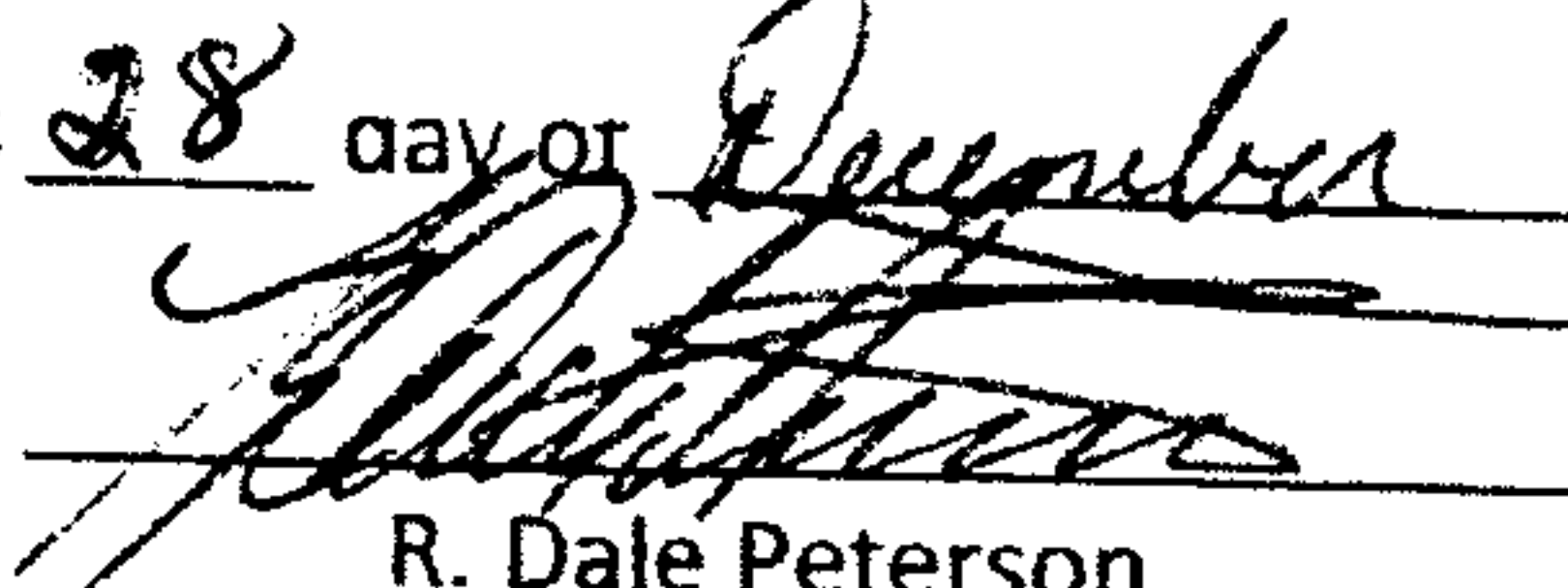
R. Dale Peterson and M. Kathy Peterson

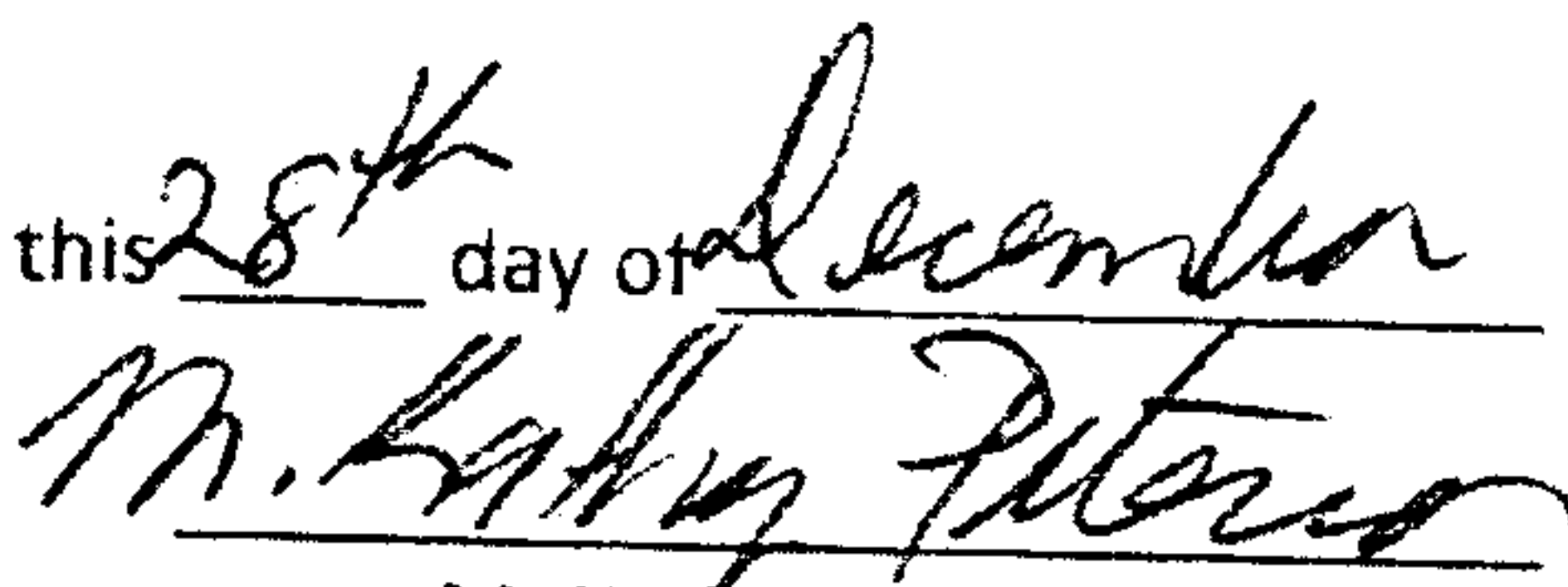
(hereinafter each called Grantees), all each other's respective rights, titles, interests and claim ins or to certain real estate situated in Shelby County, Alabama, resulting in, to wit:

See attached **Exhibit A** for resulting/final legal description of conveyances incorporated herein for all purposes.

SUBJECT TO: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to said Grantees forever.

Given under my hand and seal this 28 day of December 2012
 (seal)
R. Dale Peterson

Given under my hand and seal this 28th day of December 2012
 (seal)
M. Kathy Peterson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. Dale Peterson and M. Kathy Peterson, whose names are signed to the forgoing conveyance and who are known by me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2012

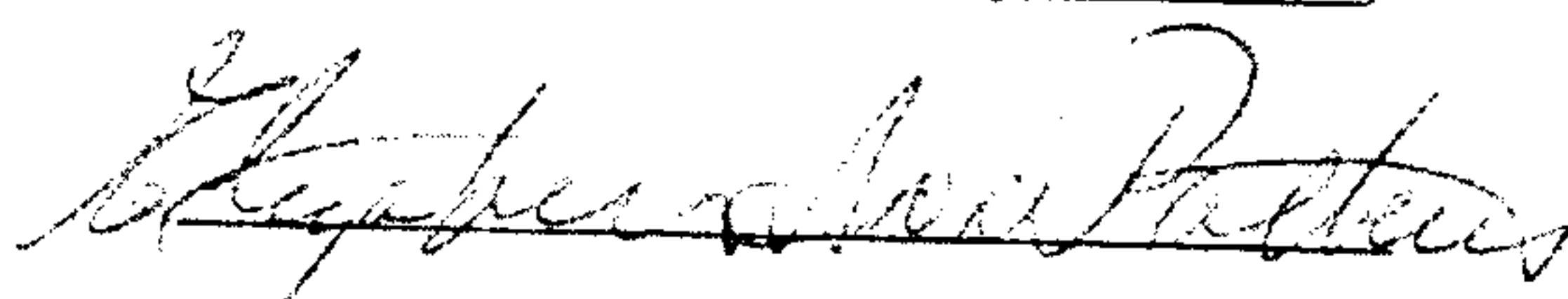

NOTARY PUBLIC

EXHIBIT A

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Parcels I and II, with legal descriptions listed below, are the sole real estate property of M. Kathy Peterson.

PARCEL I:

Part of the Southwest Quarter of Section 14, Township 19 south, Range 2 west, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 19 South, Range 2 west, and run North along the West line of same 224.55 feet; thence left 51 degrees 41 minutes 30 seconds and run Northwesterly 42.44 feet; thence left 87 degrees 14 minutes 30 seconds and run Southwesterly 330.74 feet; thence left 87 degrees 51 minutes and run southeasterly 196.86 feet to the point of beginning of herein described tract; thence left 90 degrees and run Northeasterly 425.01 feet; thence right 90 degrees and run Southeasterly 1091.17 feet to a point on the Northwesterly right of way of Shelby County Road #14; thence right 107 degrees 19 minutes and run Southwesterly along said right of way 445.19 feet; thence right 72 degrees 41 minutes and run Northwesterly 958.66 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II

Part of the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Shelby county, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of the southwest Quarter of Section 14, Township 19 South, Range 2 West, and run North along the West line of same 224.55 feet to the point of beginning of herein described parcel; thence continuing along last described course 127.38 feet; thence right 98 degrees 18 minutes and run Southeasterly 1065.0 feet; thence right 81 degrees 42 minutes and run Southeasterly 726.74 feet to a point on the Northwesterly right of way of Shelby County Road #14; thence right 60 degrees 32 minutes and run southwesterly along said right of way 85.81 feet; thence right 72 degrees 41 minutes and run Northwesterly 1091.17 feet; thence left 90 degrees and run southwesterly 425.01 feet; thence right 90 degrees and run Northwesterly 196.86 feet; thence right 87 degrees 51 minutes and run Northeasterly 330.74 feet; thence right 87 degrees 14 minutes 30 seconds and run Southeasterly 42.44 feet to the point of beginning.

Property containing legal description listed below is the sole property of R. Dale Peterson.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

Commence at the Southwest corner of the Northeast Quarter of Southwest Quarter of Section 14, Township 19 South, Range 2 West; thence N00°00'00"E, along the West line of said 1/4-1/4 section, a distance of 351.93'; thence S 81°29'53" E a distance of 893.98' to the point of beginning; thence S 81°29'53" E a distance of 171.74'; thence S 00°00'00" E a distance of 726.74' to the Northwesterly right of way of Shelby County Highway 14; thence S 60°33'09" W along said right of way, a distance of 35.50'; thence N 13°29'00" W a distance of 26.78'; thence N 04°47'27" W a distance of 49'55'; thence N 01°25'30" E a distance of 124.37'; thence N 02°36'28" W a distance of 43.51'; thence N 15°13'31" W a distance 73.64'; thence N 49°34'17" W a distance of 62.32'; thence N 85°30'02" W a distance of 163.07'; thence N 46°52'39" W a distance of 196.61'; thence N 42°15'03" E a distance of 361.01' to the point of beginning.

Containing 3.2 acres, more or less.

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

Grantor's Name R. Dale Peterson and M. Kathy Peterson

Grantee's Name R. Dale Peterson and M. Kathy Peterson

Mailing Address 5010 Cahaba Valley Trace
Birmingham, AL 35242

Mailing Address 5010 Cahaba Valley Trace
Birmingham, AL 35242

Property Address 5010 Cahaba Valley Trace
Birmingham, AL 35242

Date of Sale January 31, 2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 300,550

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:

Tax Info Sheet

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 - R. Dale Peterson and M. Kathy Peterson, 5010 Cahaba Valley Trace, Birmingham, AL 35242.

Grantee's name and mailing address - R. Dale Peterson and M. Kathy Peterson, 5010 Cahaba Valley Trace, Birmingham, AL 35242.

Property address - 5010 Cahaba Valley Trace, Birmingham, AL 35242

Date of Sale - January 31, 2013.

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: January 31, 2013

Sign [Signature]
Agent



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