

THIS INSTRUMENT PREPARED BY:
WEATHINGTON, MOORE, WEISSKOPF & HILL, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
5372 Pleasant View Rd.
Memphis, TN 38134

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Hundred Fifty Thousand and No/100 Dollars (\$950,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, William E. Peek, Sr. and wife, Jo Ann W. Peek (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ralph Siano (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Block 1 of Cahaba Valley Park North, as recorded in Map Book 13, page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said Block 1, said point being on the northerly right of way line of Alabama Highway 119 and run northwesterly along the northerly line of said Block 1 for 150.00 feet to the point of beginning; thence continue along the last stated course for 200.11 feet; thence 88 deg. 04' 00" right and run northeasterly for 220.41 feet to a point on the westerly right of way line of Cahaba Valley Parkway; thence 90 deg. 00' 00" right and run southeasterly along the westerly right of way line of Cahaba Valley Parkway for 200.00 feet; thence 90 deg. 00' 00" right and run southwesterly for 227.16 feet to the point of beginning

Less and except any part of the subject property lying within a road right of way

SUBJECT TO:

1. Restrictions or Covenants of recorded in Real 268, page 140; Real 290, page 386; Real 325, page 929; Instrument 1992-15856 and Instrument 1993-25691, in the Probate Office of Shelby County, Alabama
2. Transmission line permit to Alabama Power Company recorded in Deed Book 101, page 520, and Deed Book 145, page 378, said Probate Office
3. Easement to Alabama Power Company recorded in Real 292, page 618, said Probate Office
4. Restrictions recorded in Book 2000, page 15211, said Probate Office, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin
5. Easement(s) as shown by recorded map

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above;

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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
2 day of May, 2013.

William E. Peek, Sr.
William E. Peek, Sr.

Jo Ann W. Peek
Jo Ann W. Peek

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William E. Peek, Sr. and Jo Ann W. Peek, whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of May, 2013.

Sanja K. Whitten
Notary Public

My Commission Expires: 6/1/2014

Real Estate Sales Validation Form

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

Grantor's Name William E. Peek, Sr. and Grantee's Name Ralph Siano
Mailing Address Jo Ann W. Peek Mailing Address 5372 Pleasant View Rd.
Memphis, TN 38134

Property Address 109 Cahaba Valley Parkway Date of Sale May 2, 2013
Pelham, AL 35124 Total Purchase Price \$ 950,000.00
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 _____

Print William E. Peek, Sr. and Jo Ann W. Peek

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130507000187670 3/3 \$968.00
Shelby Cnty Judge of Probate, AL
05/07/2013 09:24:41 AM FILED/CERT