



20130710000280800 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
07/10/2013 09:53:11 AM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Three Thousand, Five Hundred and no/100's Dollars (\$73,500.00)** to the undersigned grantors,

Anthony J. Peel and wife, Debra T. Peel by her attorney in fact, Anthony J. Peel

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

William G. West and Carolyn S. West

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No.2 according to the Map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 13 and that part of Lot No.3 of said Farris Estates described as follows:

Commencing at the NW corner of said Lot No.3 and run thence Southerly along the West boundary of said Lot No. 3 a distance of 72.33 feet to a point; thence Easterly to SE corner of said Lot No.3; thence Northerly along the East boundary of said Lot No.3 a distance of 66.74 feet to the NE corner of said Lot No.3; thence Westerly along the North boundary of said Lot No.3 a distance of 116.04 feet to the point of beginning; said map of Farris Estates originally having been recorded at Page 9 of Map Book 4, in the Probate Office of Shelby County, Alabama, and subsequently having been moved or re-recorded at Page 13 of said Map Book 4.

LESS AND EXCEPT:

A part of Lot 2 according to the Survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4, Page 13 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the Southeast corner of said lot; thence Northwesterly along the Northeast line of said lot, a distance of 120 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to the centerline of Project No.S-44-10 and the point of beginning of the property herein to be conveyed; thence South 66°00'11"W, parallel with said centerline, a distance of 85 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to said centerline at Station 329+80; thence Southwesterly along a line, a distance of 50 feet, more or less, to a point on the present Northeast right of way line of Deborah Drive that is Northeasterly of and at rights angles to the traverse of said drive at Station 10+80; thence Northwesterly along said present Northeast right of way line, a distance of 55 feet, more or less, to the

present Southeast right of way line of Alabama Highway No.25; thence Northeasterly along said present Southeast right of way line, a distance of 110 feet, more or less, to the Northeast line of said Lot 2; thence Southeasterly along said Northeast line, a distance of 10 feet, more or less, to the point of beginning.

Subject to:

1. The lien of Ad Valorem taxes for the year 2013, and subsequent years.
2. Municipal improvements, taxes, assessments and tire district dues against subject property, if any.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Such state of facts as shown on the Map of Farris Estates as recorded in Map Book 4, Page 13, in the Probate Office of Shelby County, Alabama.
5. Less and except any portion lying within a road right

\$58,800.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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.


And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 28th day of June, 2013.

WITNESS:




Anthony J. Peel


Debra T. Peel, by her attorney in fact,
fact, Anthony J. Peel



Notary on next page


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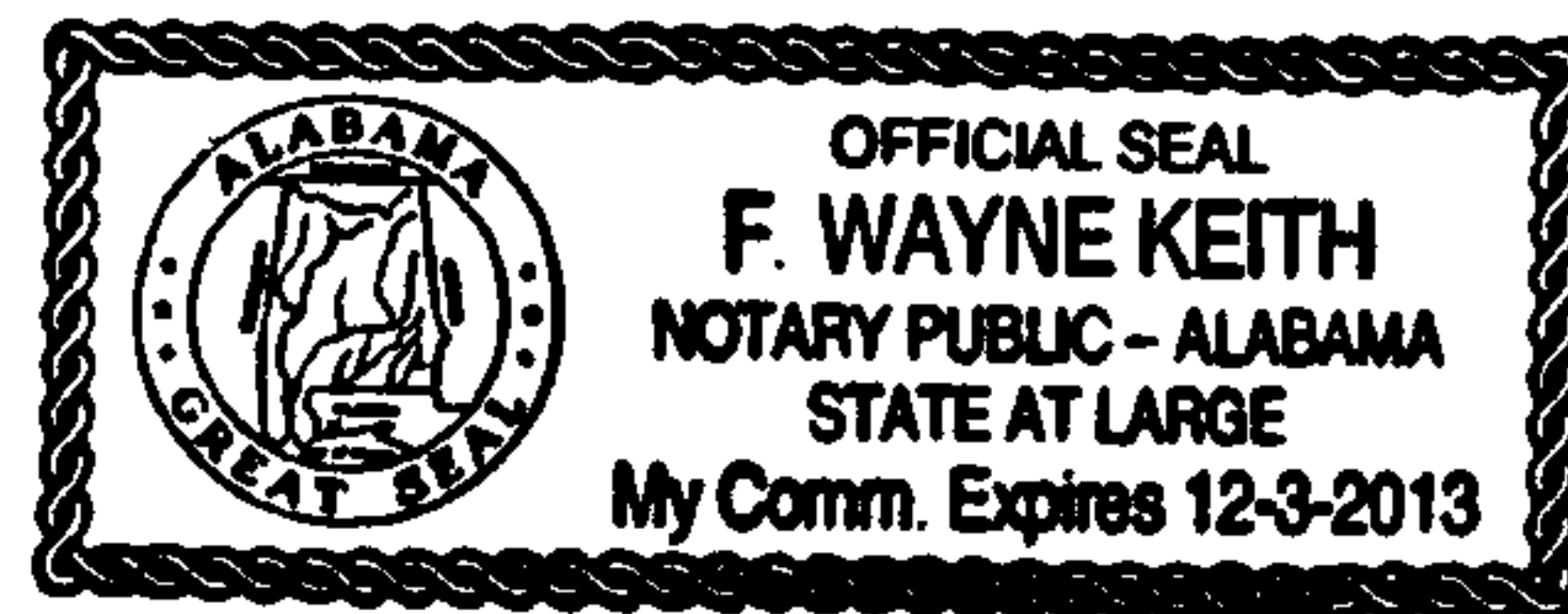
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Anthony J. Peel and Debra T. Peel by her attorney in fact, Anthony J. Peel, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 28th day of June, 2013.



Notary Public




THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

William G. west
1918 Deborah Drive
Calera, Alabama 35040



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Real Estate Sales Validation Form

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

Grantor's Name: Anthony J. Peel
Debra T. Peel

Grantees' Name: William G. West
Carolyn S. west

Mailing Address :1918 Deborah Drive
Calera, AL 35040

Mailing Address: 130 High Hampton Drive
Pelham, AL 35124

Properly Address: 1918 Deborah Drive
Calera, AL 35040

Date of Transfer: June 28, 2013
Total Purchase Price \$73,500.00

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
x Sales Contract
x 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

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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)

June 28, 2013

x

Sign Anthony J. Peel
(verified by Anthony J. Peel-grantor)

x

Sign DEBRA T. PEEL, BY HER ATTORNEY IN FACT
(verified by Debra T. Peel by atty in fact
Anthony J. Peel-grantor)

x

Sign William G. West
(verified by William G. West-grantee)

x

Sign Carolyn S. West
(verified by Carolyn S. West-grantee)



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