

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124

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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 **Two Hundred, Twenty Six Thousand and no/100's Dollars (\$226,000.00)** to the undersigned grantors,

Thomas D. Petersen, as Trustee of the Petersen Education Trust and

Donald Petersen and wife, Paige Petersen

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

James Louis Dean Skipper and Susan Skipper

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

Lot 68, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. The lien of Ad Valorem taxes for the year 2013, and subsequent years. 2013 taxes are a lien but neither due nor payable until October 1, 2013.**
- 2. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
- 3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
- 4. Such state of facts as shown on the Survey of Sandpiper Trail Subdivision, Sector H, as recorded in Map Book 12, Pages 44, 45, 46, and 47, in the Probate Office of Shelby County, Alabama.**
- 5. Right of way to South Central Bell recorded in Book 172, Page 642, in the Probate Office of Shelby County, Alabama.**



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Shelby Cnty Judge of Probate, AL
08/07/2013 08:51:46 AM FILED/CERT

6. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 340, Page 499, in the Probate Office of Shelby County, Alabama.

\$170,000.00 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, administrators and successors 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, administrators and successors 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 our hands and seals, this the 3rd day of August, 2013.

WITNESS:

X Mary Gail Petersen

Petersen Education Trust

By: Thomas D. Petersen, Trustee
Thomas D. Petersen, Trustee

Donald Petersen
Donald Petersen

Paige Petersen
Paige Petersen

Notary on next page

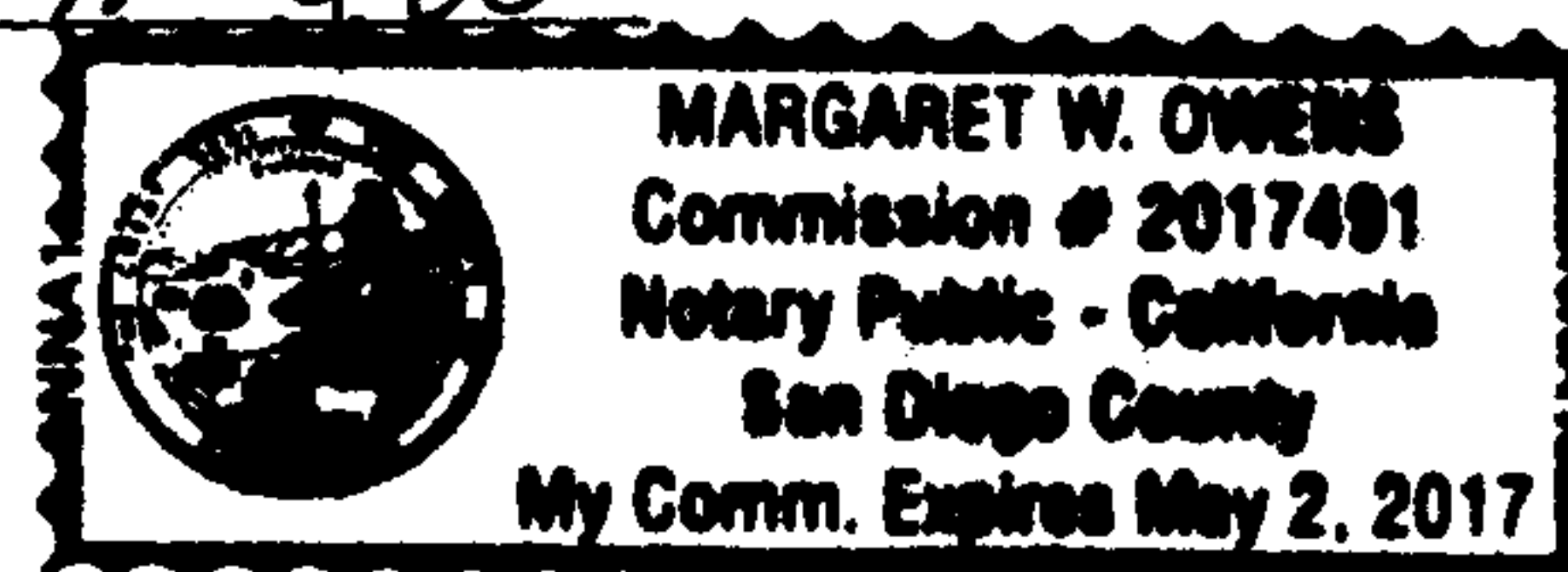

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STATE OF CA
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Thomas D. Petersen, whose name as Trustee of the Petersen Education Trust is signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Trustee executed the same voluntarily and as the act of the Petersen Education Trust on the day the same bears date.

Given under my hand and seal this the 3rd day of August, 2013.


Notary Public

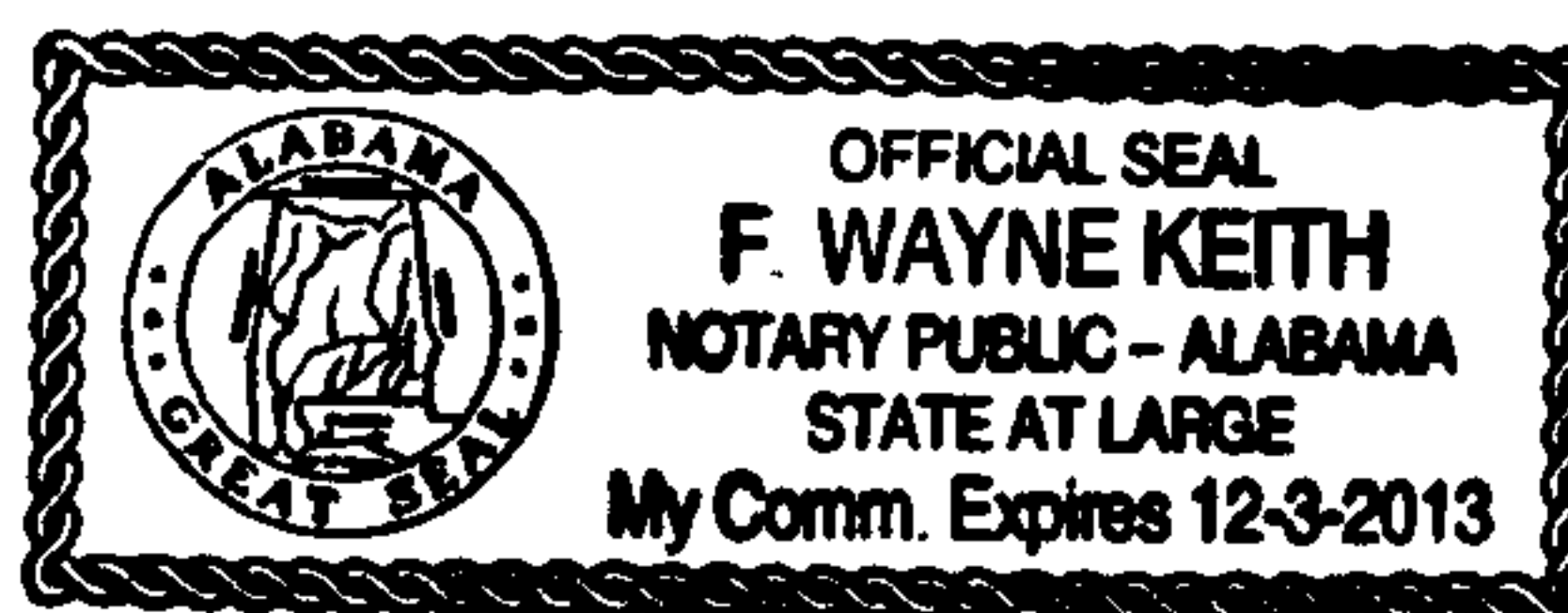


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Donald Petersen and Paige Petersen, 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 5th day of August, 2013.


Notary Public



SEND TAX NOTICE TO:
James Louis Dean Skipper
4673 Sandpiper Lane
Birmingham, Alabama 35244


20130807000320710 3/4 \$79.00
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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: Susan Skipper
James Louis Dean Skipper

Grantees' Name: Petersen Education Trust
Donald Petersen
Paige Petersen

Mailing Address : 8 W Walnut Street
Sylacauga, AL 35150

Mailing Address: 2539 Just My Style
San Antonio, TX 78245

Property Address: 4673 Sandpiper Lane
Hoover, AL 35244

Date of Transfer: August 5, 2013
Total Purchase Price \$226,000.00

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
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.

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: August 5, 2013

Petersen Education Trust-grantor

Sign Thomas Petersen, Trustee
verified by Thomas D. Petersen-Trustee

x

Sign Donald Petersen
verified by Donald Petersen-grantor

x

Sign Paige Petersen
verified by Paige Petersen-grantor

x

Sign Susan Skipper
verified by Susan Skipper-grantee

x

Sign James Louis Dean Skipper
verified by James Louis Dean Skipper

x

Shelby County, AL 08/07/2013
State of Alabama
Deed Tax: \$56.00



20130807000320710 4/4 \$79.00
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