

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-14-21518

Send Tax Notice To: Christopher Thomas Peters
AL

156 Primrose Lane
Shelby AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Four Thousand Dollars and No Cents (\$194,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Denise D. Wiggins, as Trustee under the Family Trust of Wilmer Joe Downs, Probate Case #40-285, Probate Office, Shelby County, Alabama,AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Thomas Peters,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 353, according to the survey of Alabama Power Company Recreational Cottage Site Sector 1, as recorded in Map Book 21, Pages 96 A-C in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

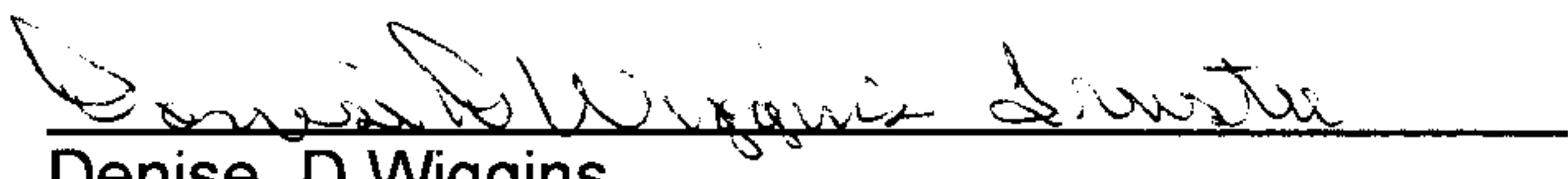
\$154,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.
\$30,000.00 of the purchase price was paid from a second mortgage loan closed simultaneously herewith.


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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of July, 2014.

DENISE D. WIGGINS, AS TRUSTEE UNDER THE
FAMILY TRUST OF WILMER JOE DOWNS,
PROBATE CASE #40-285, PROBATE OFFICE,
SHELBY COUNTY, ALABAMA


Denise D Wiggins
Trustee


20140822000263810 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/22/2014 10:14:53 AM FILED/CERT

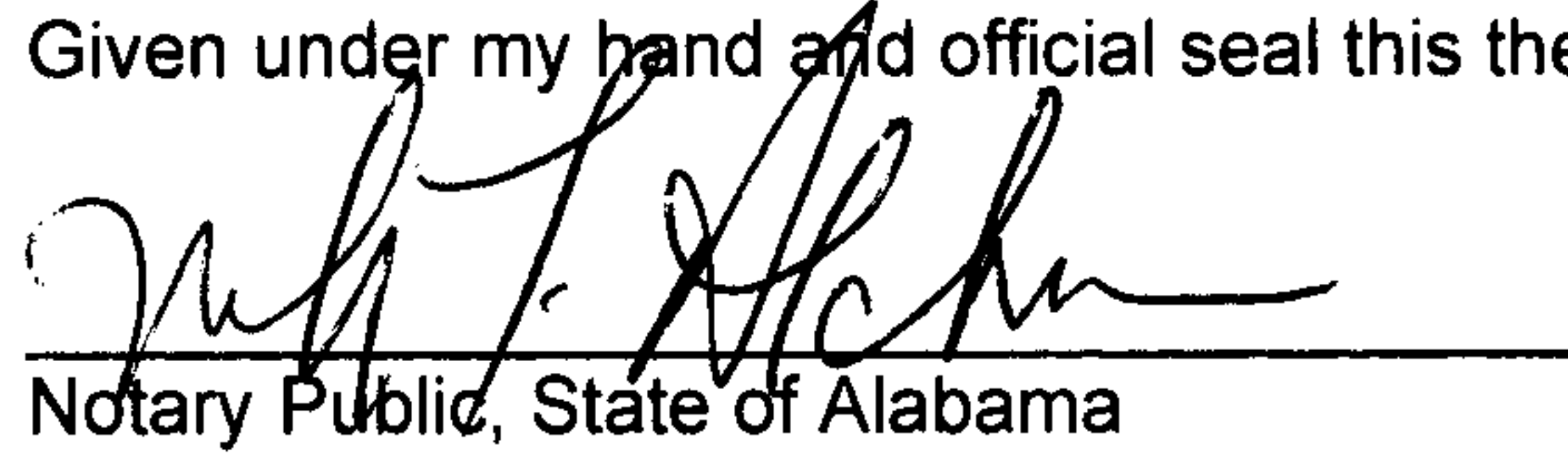
Shelby County, AL 08/22/2014
State of Alabama
Deed Tax: \$10.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Denise D. Wiggins, as Trustee under the Family Trust of Wilmer Joe Downs, Probate Case #40-285, Probate Office, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


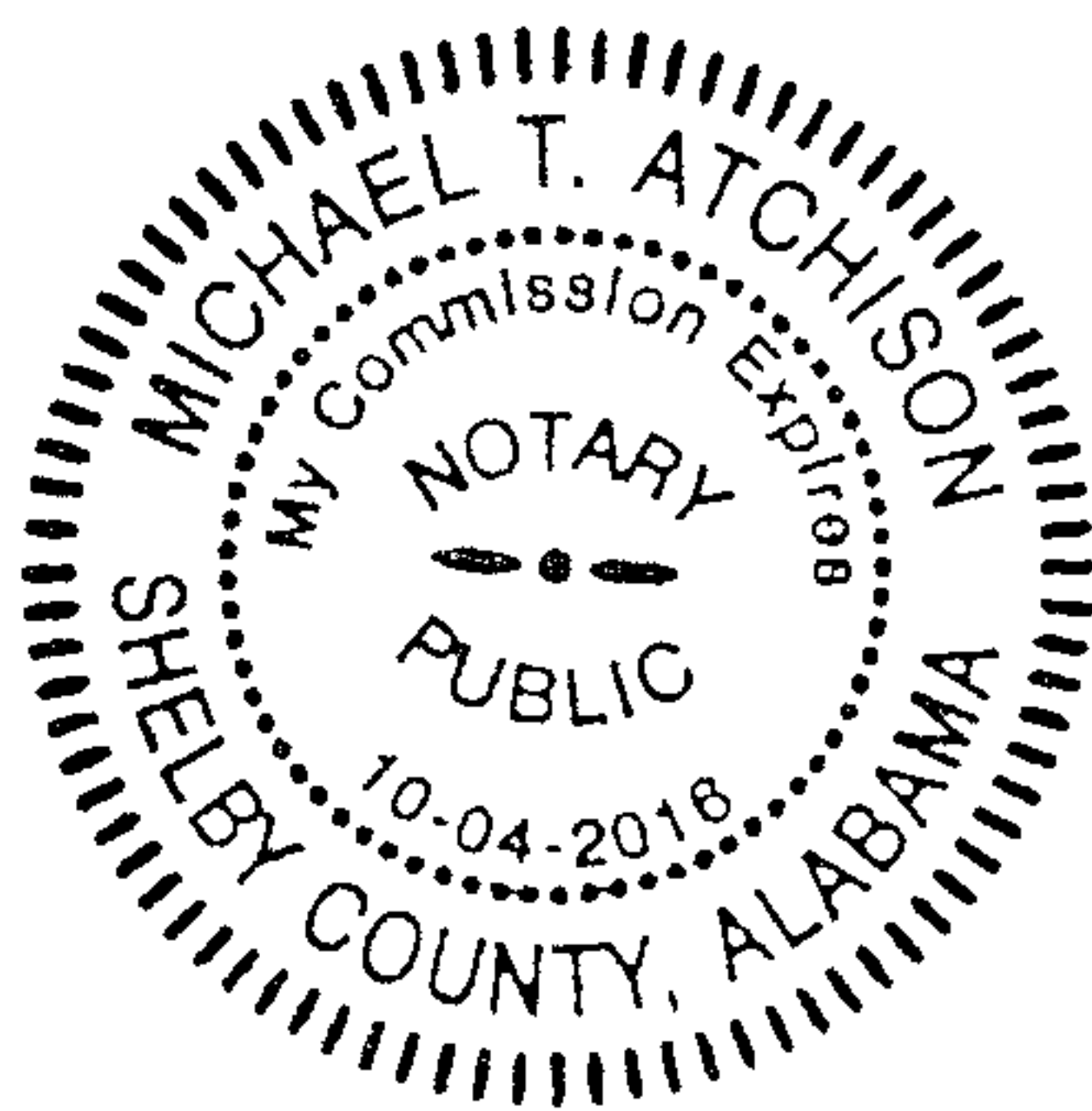
Given under my hand and official seal this the 30th day of July, 2014.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



20140822000263810 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/22/2014 10:14:53 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Denise D. Wiggins, as Trustee under
the Family Trust of Wilmer Joe
Downs, Probate Case #40-285,
Probate Office, Shelby County,
Alabama

Mailing Address _____

Property Address 156 Primrose Lane
Shelby, AL 35143



20140822000263810 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/22/2014 10:14:53 AM FILED/CERT

Grantee's Name Christopher Thomas Peters

Mailing Address 156 Primrose Ln
Shelby AL 35143

Date of Sale July 30, 2014
Total Purchase Price \$194,000.00

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
xx _____ 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 of 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 August 06, 2014

_____ Unattested



(verified by)

Print M. L. T. Peters

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1