

20170405000115010
04/05/2017 08:55:59 AM
DEEDS 1/2

This Document Prepared by:

Karl W. Petersen
1135 Dearing Downs Dr.
Helena, AL 35080

After Recording, return to:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Pkwy., Ste. I
Cleveland, Ohio 44128

Fair Market Value: \$141,600.00

All consideration is being paid by a
mortgage being filed simultaneously.

M.I.S. FILE NO

1543886

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that Karl W. Petersen and Mara O. Petersen, who acquired title as Mara Blair Petersen, husband and wife, whose address is 1135 Dearing Downs Dr., Helena, AL 35080, hereinafter "Grantor", for and in consideration of Ten Dollars (\$10.00) and other valuable and adequate consideration, in hand paid by Karl W. Petersen and Mara O. Petersen, husband and wife, as joint tenants with right of survivorship, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Karl W. Petersen and Mara O. Petersen, husband and wife, whose address is 1135 Dearing Downs Dr., Helena, AL 35080, hereinafter "Grantee", the following described property situated in the state of Alabama, county of Shelby and described as follows:

LOT 10, ACCORDING TO THE SURVEY OF DEARING DOWNS, THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

DEED TO CHANGE MIDDLE NAME ON TITLE TO MARA O. PETERSEN FOR NO CONSIDERATION. MARA O. PETERSEN AND MARA BLAIR PETERSEN ARE ONE AND THE SAME PERSON.

Being the same property conveyed unto Grantor herein by deed from George David Boggs and Damuta Dabrowska Boggs dated August 28, 2000 and recorded August 30, 2000 in Instrument Number 2000-29611, Official Records of Shelby County Alabama.

Commonly Known As: 1135 Dearing Downs Dr., Helena, AL 35080
Assessor's Parcel No. 13-6-23-2-001-003.012

TO HAVE AND TO HOLD the same unto the said Grantee, and the Grantee's heirs and assigns forever.

And the said Grantor for himself and his heirs and assigns that he is lawfully seized in fee simple of the aforegranted premises; that they are free from liens and all other encumbrances; that he has good right to sell and convey the same, and that he will warrant and defend the said premises to the said Grantor, his heirs and assigns, forever against the lawful claims and demands of all persons.

Witness the hand and seal of the Grantor this 28th day of March, 2017.

Karl W. Petersen
Karl W. Petersen

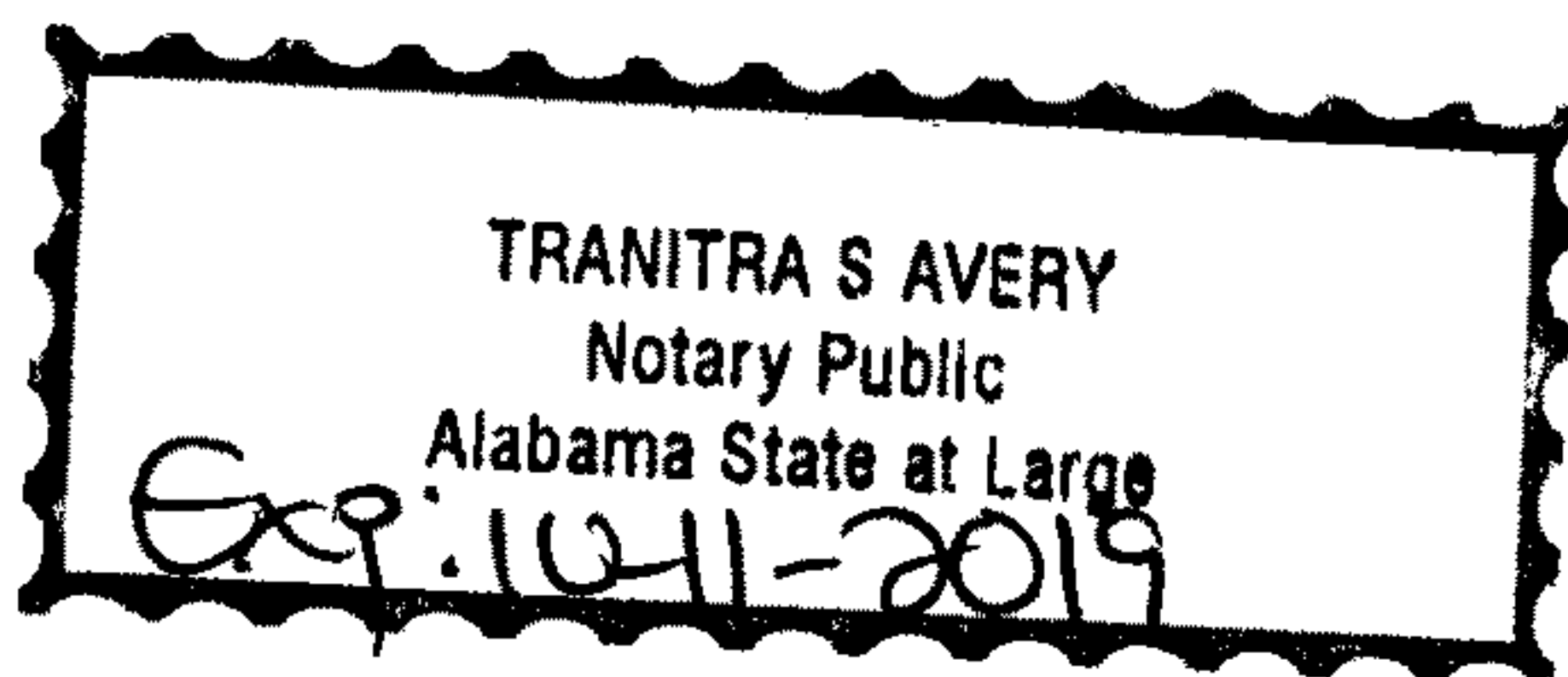
Mara O Petersen
Mara O. Petersen

THE STATE OF ALABAMA)
) SS:
COUNTY OF SHELBY)

I Tranitra S. Avery, a Notary Public in and for said state, hereby certify Karl W. Petersen and Mara O. Petersen whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of March, A. D. 2017

Tunde S. Iyeg
NOTARY PUBLIC



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 08:55:59 AM
\$19.00 CHERRY
20170405000115010**

J. W. F.