

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Jebeles Properties, LLC
1607 Hwy 440
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DAVID FARRINGTON PETERS and KAREN PETERS MYERS f/k/a KAREN MARIE PETERS, as Co-Personal Representatives of the ESTATE OF DORIS E. PETERS, deceased, Jefferson County Probate Case No. 2016-047977** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JEBELES PROPERTIES, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

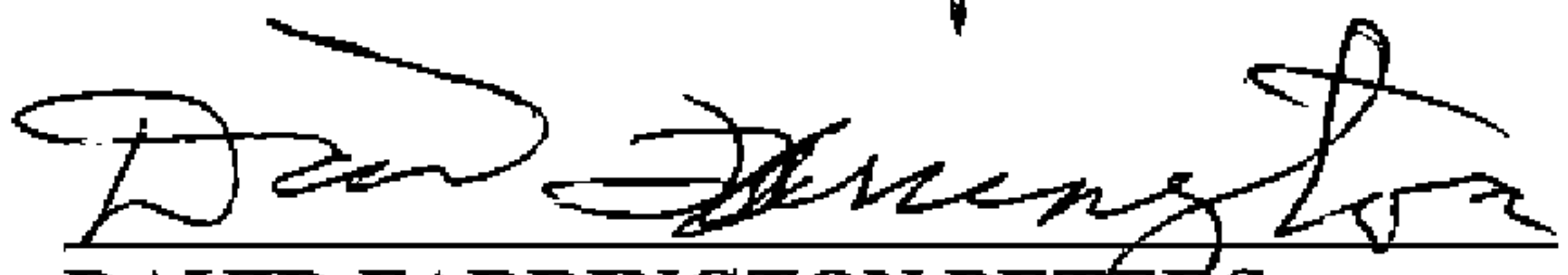
\$84,982.50 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Willard F. Peters having died on, to-wit: July 7, 2008.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 31st day of July, 2018.


DAVID FARRINGTON PETERS,
Co-Personal Representative


KAREN PETERS MYERS f/k/a
KAREN MARIE PETERS,
Co-Personal Representative

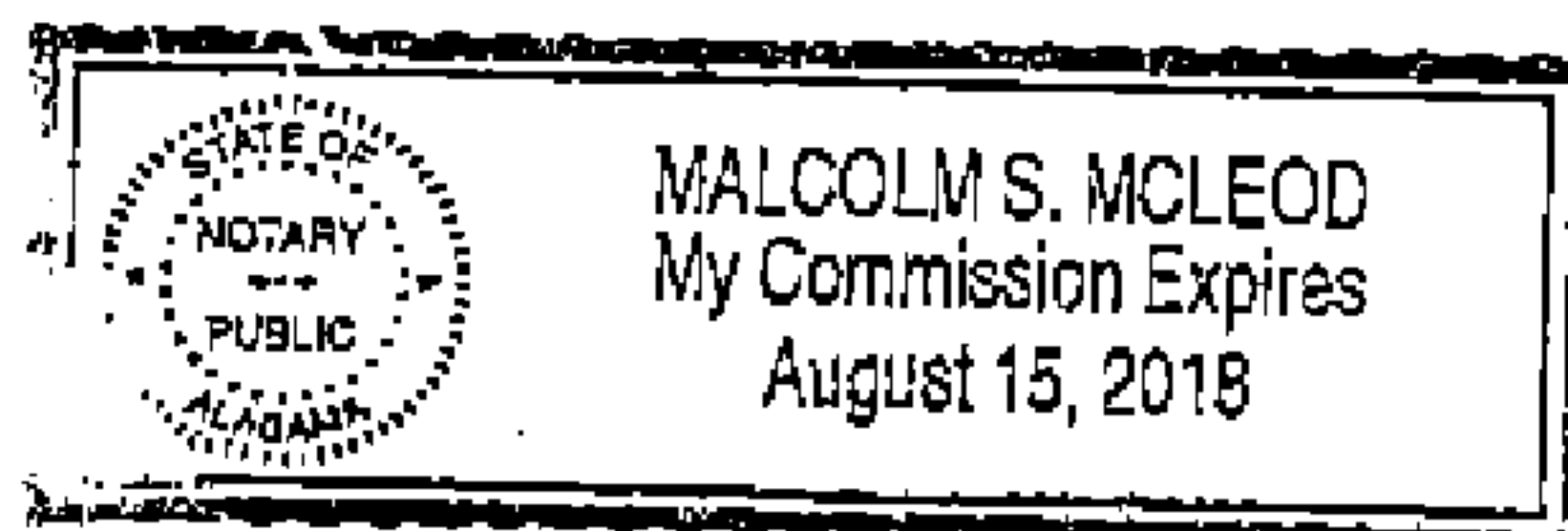
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DAVID FARRINGTON PETERS and KAREN PETERS MYERS f/k/a KAREN MARIE PETERS,** as Co-Personal Representatives of the **ESTATE OF DORIS E. PETERS, deceased,** Jefferson County Probate Case No. 2016-047977, whose names 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 instrument, they, as said Personal Representatives, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of July, 2018.



NOTARY PUBLIC
My commission expires:



Legal Description

Begin at the Southeast corner of the SE 1/4 of the SE 1/4, Section 29, Township 19 South, Range 2 East; thence South 87 degrees 30 minutes West a distance of 399.2 feet to a point; thence North 1 degree 00 minutes West a distance of 157.4 feet to a point; thence North 1 degree 30 minutes West a distance of 228.4 feet for a point of beginning. Start at said point of beginning and run North 3 degrees East a distance of 359.0 feet to a point; thence South 82 degrees 30 minutes East a distance of 210.0 feet to a point; thence South 3 degrees 30 minutes West a distance of 380.0 feet to a point; thence North 77 degrees West a distance of 205.0 feet to the point of beginning. Said parcel of land situated in the SE 1/4 of the SE 1/4, Section 29, Township 19 South, Range 2 East Shelby County, Alabama.

20180802000275940 08/02/2018 02:47:34 PM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF DORIS MARIE PETERS, and DECEASED Grantee's Name JEBELES PROPERTIES, LLC
Mailing Address 1225 BUNCHIE ST Mailing Address 1607 HIGHWAY 440
HUEYTOWN, AL 35023 CHELSEA, AL 35043
Property Address 2012 FARMINGDALE ROAD Date of Sale July 31, 2018
HARPERSVILLE, AL 35078
Total Purchase Price \$55,000.00
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 July 31, 2018

Print Malcolm S. McLeod

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 02:47:34 PM
\$25.00 CHERRY
20180802000275940

James W. Fuhrmeister