

20181105000391330  
11/05/2018 01:03:40 PM  
DEEDS 1/3

Send tax notice to:  
William Borklund and Norma Borklund  
233 Forest Parkway  
Alabaster, AL 35007  
PEL1800636

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Three Thousand and 00/100 Dollars (\$243,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Gregory R. Peoples and Kelly Peoples, Husband and Wife,** whose mailing address is:

1721 Riverchase Trl Hoover, AL 35244 (hereinafter referred to as "Grantors"), by **William Borklund and Norma Borklund** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of Park Forest Subdivision, 6th Sector, as recorded in Map Book 17, Page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$243,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Gregory R. Peoples and Kelly Peoples, have hereunto set their signatures and seals on November 2, 2018.

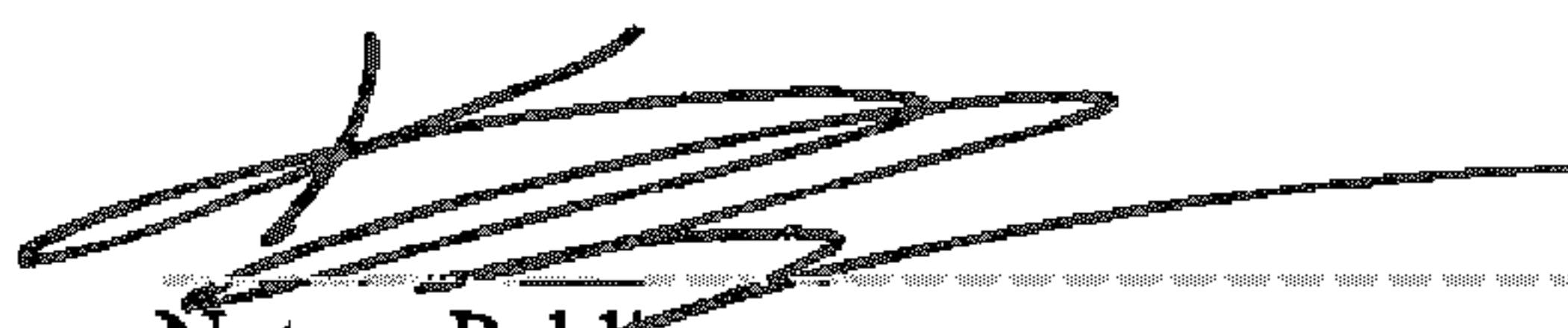
Gregory Peoples  
Gregory R. Peoples

Kelly Peoples  
Kelly Peoples

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory R. Peoples and Kelly Peoples, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of November, 2018.

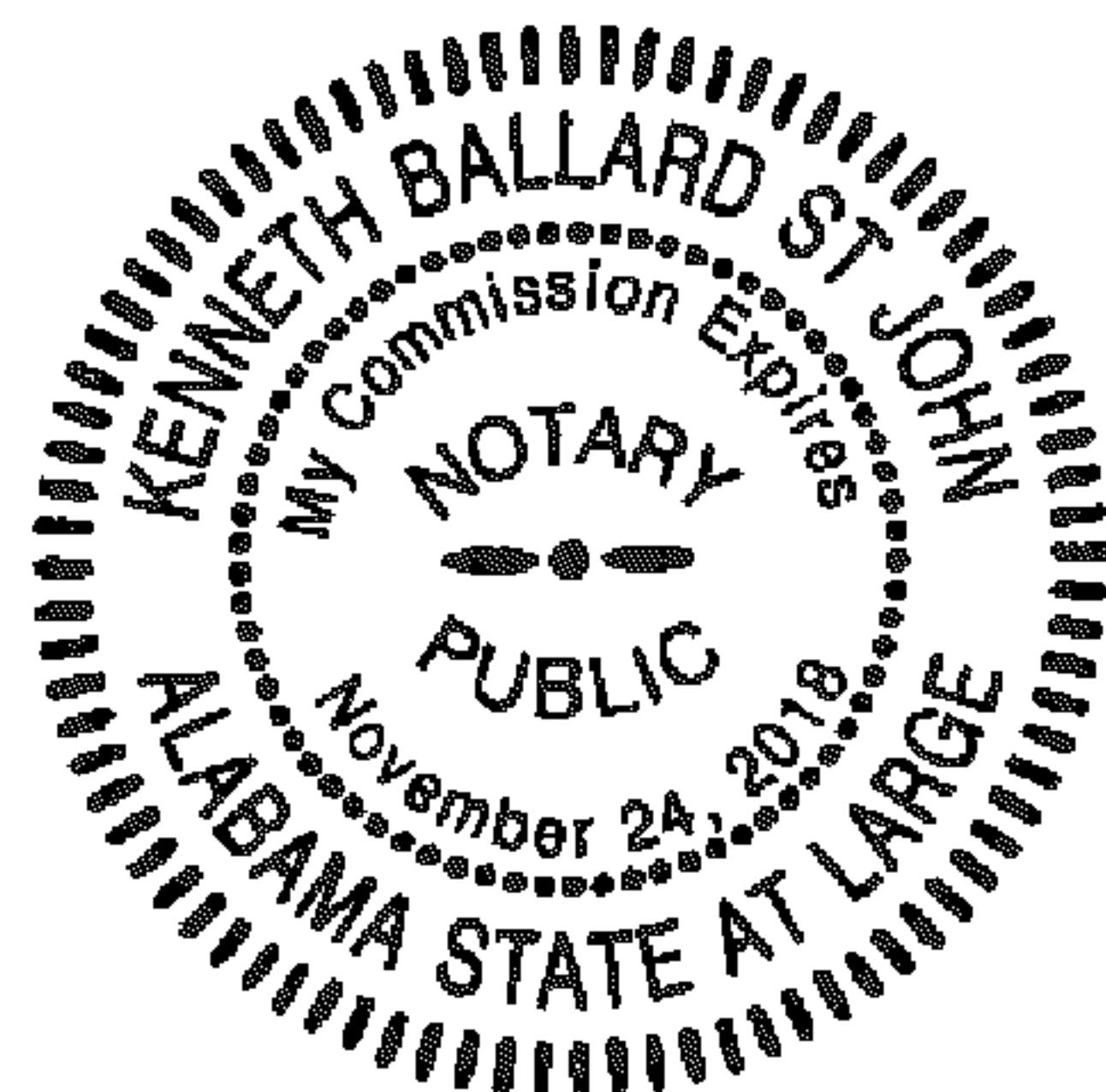


Notary Public

Print Name: Kenneth Ballard St. John  
Commission Expires:

11/24/2018

(NOTARIAL SEAL)



# Real Estate Sales Validation Form

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

Grantor's Name  
Gregory R. Peoples  
Mailing Address  
Kelly Peoples  
1721 Riverchase Trail  
Hoover, AL 35244

Grantee's Name William Borklund  
Mailing Address Norma Borklund  
233 Forest Parkway  
Alabaster, AL 35007

**Property Address** 233 Forest Parkway  
Alabaster, AL 35007

Date of Sale 11/2/18  
Total Purchase Price \$ 243,000.00

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 11/2/18

Print Courtney Snow

### Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

