

STATE OF ALABAMA )  
SHELBY COUNTY )

Tax Notice to:  
Janet M. Peterson  
24 Chase Plantation Parkway  
Hoover, AL 35244

### WARRANTY DEED

KNOW ALL MEN BY THESES PRESENTS, that in consideration of **Ten and no/100 Dollars (\$10.00)** paid in hand by **Janet M. Cruce**, also known as **Janet M. Peterson** a married woman (herein referred to as GRANTEE) the receipt whereof is acknowledged by, **Janet M. Peterson** also known as **Janet M. Cruce**, a married woman and **Addie R. Lee** an unmarried woman (herein referred to as GRANTOR), do grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 24, according to the Amended map of Chase Plantation, Second Sector, as recorded in map book 8, page 159, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama

The property is subject to a Mortgage to Compass Bank recorded at Instrument Number 20170313000084440 in the Probate office of Shelby County, Alabama.

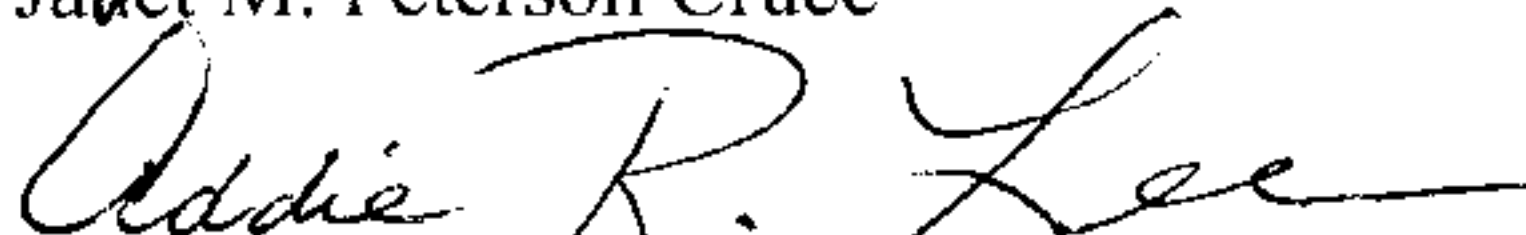
The property herein conveys is that same parcel of property as that described in the deed recorded at Instrument Number 20080507000187100 in the Probate office of Shelby County, Alabama. This Deed was prepared without title examination of legal opinion and the legal description is based upon information from the previous deed.

**TO HAVE AND TO HOLD** to the said GRANTEE, her heirs or her successors and assigns, forever.

And we do our heirs, executors and administrators, covenant with said GRANTEE, her heirs and assigns or successors and assigns, that we are lawfully seized fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Janet M. Peterson Cruce and Addie R. Lee hereunto set their hands and seal this the 8th day of March 2018.

  
Janet M. Peterson Cruce

  
Addie R. Lee

Witness

Witness


Shelby County, AL 07/19/2019  
State of Alabama  
Deed Tax: \$85.00

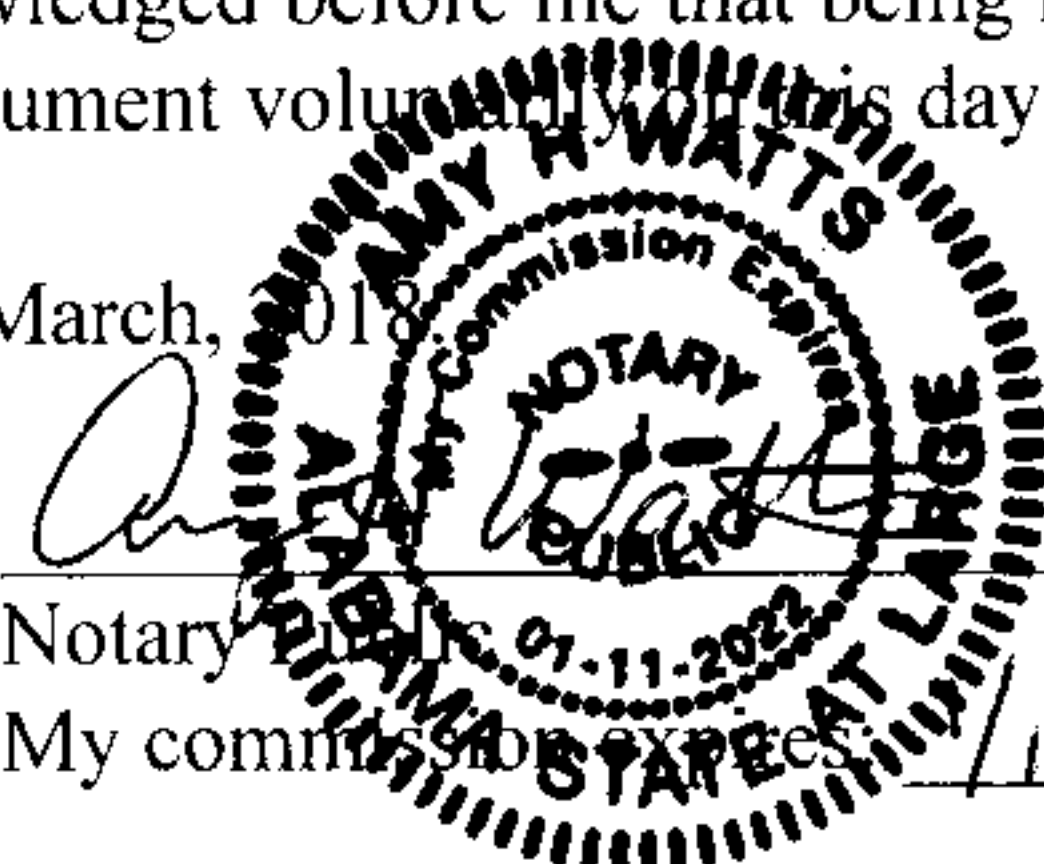
STATE OF ALABAMA )  
JEFFERSON COUNTY )

On this the 8th day of March, 2018, before me, the undersigned, a Notary Public in and for said County and State, hereby certify that **Janet M. Peterson Cruce** and **Addie R. Lee** whose names are signed to the foregoing conveyance, and who are both known to me, both acknowledged before me that being informed of the contents of the conveyance, both did execute the foregoing instrument voluntarily on this day.

Given under my hand and seal of this office this the 8th day of March, 2018

Document Prepared By:  
John Aaron  
123 First Street North  
Alabaster, AL 35007  
(205) 685-8383

  
20190719000257020 1/2 \$103.00  
Shelby Cnty Judge of Probate, AL  
07/19/2019 08:51:01 AM FILED/CERT

  
Notary Public  
My commission expires 01-11-2022  
11/22

# Real Estate Sales Validation Form

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

Grantor's Name Janet Peterson  
Mailing Address Addie R. Lee  
24 Chase Plantation Pkwy  
Hoover, AL 35244

Grantee's Name Janet M. Ceuse  
Mailing Address 24 Chase Plantation Pkwy  
Hoover, AL 35244

Property Address 24 Chase Plantation Pkwy  
Hoover, AL 35244

Date of Sale 3/8/18

Total Purchase Price \$

or

Actual Value \$170,000<sup>00</sup>

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  
☐ 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 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 7/17/19

Print John Aaron

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

