

20200630000267620
06/30/2020 09:04:07 AM
DEEDS 1/5

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey,
Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:

File No. 310613

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

310613

27-3-05-0-003-001.001

QUITCLAIM DEED

Tatiana N. Peete and George Peete, also known as George Robert Peete, wife and husband, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to George Robert Peete, hereinafter grantee, whose tax mailing address is 115 GREY HL, MONTEVALLO, AL 35115, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **201701110000009840** recorded on 1/11/2017

Executed by the undersigned on JANUARY 30, ~~2019~~: 2020

George Peete AKA

George Robert Peete

George Peete, also known as
George Robert Peete

Tatiana N. Peete

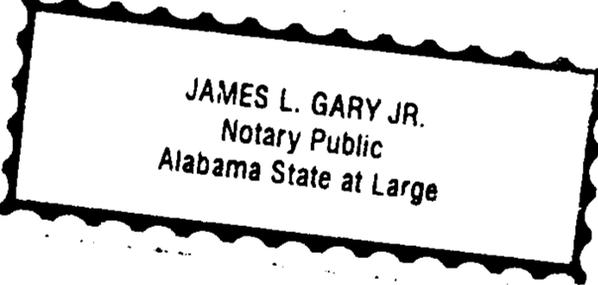
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tatiana N. Peete and George Peete, also known as George Robert Peete** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

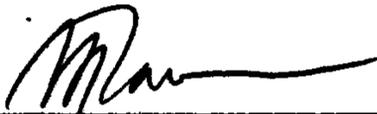
Given under my hand an official seal this 30 day of JANUARY, ~~2019~~ 2020

[Signature]
Notary Public

MY COMMISSION EXPIRES 7/26/23



Executed by the undersigned on 1st April, ²⁰²⁰~~2019~~.



Tatiana N. Peete

George Peete, also known as
George Robert Peete

STATE OF Alabama
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tatiana N. Peete** and ~~George Peete, also known as George Robert Peete~~ whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 1 day of April, ²⁰²⁰~~2019~~


Notary Public

My Commission Expires 8/20/2020



**EXHIBIT A
(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTERQUARTER SECTION A DISTANCE OF 263.29 FEET TO A STEEL PIN CORNER; THENCE TURN 90 DEGREES 51 MINUTES 15 SECONDS LEFT AND RUN SOUTHERLY 330.89 FEET TO A STEEL PIN CORNER; THENCE TURN 89 DEGREES 08 MINUTES 45 SECONDS LEFT AND RUN EASTERLY 263.29 FEET TO A STEEL PIN CORNER, THENCE TURN 90 DEGREES 51 MINUTES 15 SECONDS LEFT AND RUN NORTHERLY 330.89 FEET TO THE POINT OF BEGINNING, ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA. ALSO, AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ON AND ACROSS THE ABOVE DESCRIBED PROPERTY, BEING 30 FEET WIDE LYING SOUTH AND EAST OF THE ABOVE DESCRIBED PROPERTY, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN NORTH 89 DEGREES 15 MINUTES 01 SECONDS WEST AND ALONG SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 235.0 FEET; THENCE NORTH 3 DEGREES 31 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 1019.51 FEET TO POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT; THENCE SOUTH 89 DEGREES 12 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 235.0 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 330.89 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 395.70 FEET TO POINT OF ENDING OF HEREIN DESCRIBED EASEMENT.

Being the same property as conveyed from Elizabeth Peete, single to George Peete and Tatiana N. Peete, husband and wife as set forth in Deed Instrument #20170111000009840 dated 12/13/2016, recorded 01/11/2017, SHELBY County, ALABAMA.

Tax ID: 27-3-05-0-003-001.001

PROPERTY ADDRESS 115 GREY HL, MONTEVALLO, AL 35115

Real Estate Sales Validation Form

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

Grantor's Name Tatiana N Peete and George Peete
 Mailing Address 115 Grey HL, Montevallo, AL 35115

Grantee's Name George Robert Peete
 Mailing Address 115 Grey HL, Montevallo, AL 35115

Property Address 115 Grey HL, Montevallo, AL 35115

Date of Sale 1/30/2020



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2020 09:04:07 AM
 \$121.50 JESSICA
 20200630000267620

Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 172,050 $\frac{1}{2} = 86,025$

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 Tax assessment

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 4/2/2020

Print BERNIE BEUSLE

 Unattested

 (verified by)

Sign *BMB*

 (Grantor/Grantee/Owner/Agent) circle one

Print Form