

WARRANTY DEED

20200630000268500

06/30/2020 10:36:12 AM

DEEDS 1/3

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Diana Peterson
1679 Westover Road
Westover, AL 35147

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **NICHOLAS B. GALAMORE**, a **married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **DIANA PETERSON** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$112,917.00 and \$5,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 26th day of June, 2020.


NICHOLAS B. GALAMORE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NICHOLAS B. GALAMORE**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2020.




Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 24 Township 19 South, Range 1 East, more particularly described as follows: Commencing at a point on the South boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$, which said point is 825 feet East of the SW corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and run North and parallel to the North and South center line of said Section 24, to a point on the South right of way line of U.S. Highway No. 280 for point of beginning of the lot herein described; from said beginning point run thence South and parallel with the North and South center line of said Section 24, 350 feet; thence turn an angle of 90 deg. left and run 200 feet to the West boundary of a roadway; thence Northerly along the West boundary of said roadway and parallel with the North and South center line of said Section 24, 350 feet to the South boundary of right of way of said U.S. Highway No. 280; thence Westerly along the South boundary line of said right of way 200 feet more or less to point of beginning.

PARCEL NUMBER: 08-6-24-0-000-013.000

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

Grantor's Name	NICHOLAS B. GALAMORE	Grantee's Name	DIANA PETERSON
Mailing Address	4136 Park Crossings Drive Chelsea, AL 35043	Mailing Address	1679 Westover Road Westover, AL 35147
Property Address	1679 Westover Road Westover, AL 35147	Date of Sale	June 26, 2020
		Total Purchase Price \$	115,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2020 10:36:12 AM
\$29.00 CHARITY
20200630000268500

Allen S. Bayl