



20200806000335260 1/4 \$154.50
Shelby Cnty Judge of Probate, AL
08/06/2020 09:34:05 AM FILED/CERT

Send Tax Notice to:

**James Woodard Peay
4320 Warren Road
Birmingham, AL 35213**

This Instrument Prepared by:

**Russell L. Irby, III
1819 Fifth Avenue North, Suite 1000
Birmingham, AL 35203
(205) 297-2200**

Value: \$122,500.00

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

)

Shelby County, AL 08/06/2020
State of Alabama
Deed Tax:\$122.50

EXECUTOR'S WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Charles H. Peay, III, and James Woodard Peay, as Co-Executors of the Estate of Charles H. Peay, Jr., Deceased (a widowed man)**, (the "Estate") (the "Grantors"), for good and valuable consideration, receipt of which is hereby acknowledged, do hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **James Woodard Peay**, all of the Estate's right, title and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as follows:

Beginning at the NE Corner of Lot 15, Mountain View Lake Subdivision, located in Section 24, T18S, R1W, turn left an interior angle of 60°-05'-18" from the north boundary of said Lot 15 to a line; thence in a southerly direction go 248.78' to a point; thence to 57.64' in an easterly direction to the SW Corner of Lot 16; thence go 227.5' along the western boundary of said Lot 16 in a northerly direction to the point of beginning.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for the current year which are not yet due and payable.
2. Any minerals and mining rights not owned by the Estate.
3. All covenants, easements, restrictions, set back lines, rights of ways, and limitations, if any, of record.

NOTE: The Property does not constitute the homestead or principal dwelling of Grantors.

SOURCE OF TITLE: Instrument No. 1998-40749 (Shelby County, AL Probate Records).

TO HAVE AND TO HOLD to the Grantee, and his respective beneficiaries and assigns forever in fee simple. And Grantors, acting on behalf of the Estate and its heirs and assigns, covenants with the Grantee, and his respective beneficiaries and assigns, that the Estate is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted

above; that it has good right to sell and convey the same as aforesaid; and that the Grantors, acting on behalf of the Estate and its heirs and assigns, shall warrant and defend the same to the said Grantee, his respective beneficiaries and assigns forever, against the lawful claims of all persons.

This instrument is executed by the Grantors, solely in their representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual, non-representative capacities, and the Grantors expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacity named.

IN WITNESS WHEREOF, the Grantors have executed this conveyance in their capacity as Personal Representatives of the Estate of Charles H. Peay, Jr., Deceased effective as of the 30th day of June, 2020.

GRANTORS:

THE ESTATE OF CHARLES H. PEAY, JR.

By:

Charles H. Peay, III
Charles H. Peay, III, Co-Executor

By:

James Woodard Peay
James Woodard Peay, Co-Executor

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that **Charles H. Peay, III**, whose name as **Co-Executor of the Estate of Charles H. Peay, Jr.**, is signed to the foregoing Executor's Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, in his capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 30 day of June, 2020.

Andrea Shay Messick
Notary Public

(SEAL)

My Commission Expires

ANDREA SHAY MESSICK
My Commission Expires
June 25, 2023

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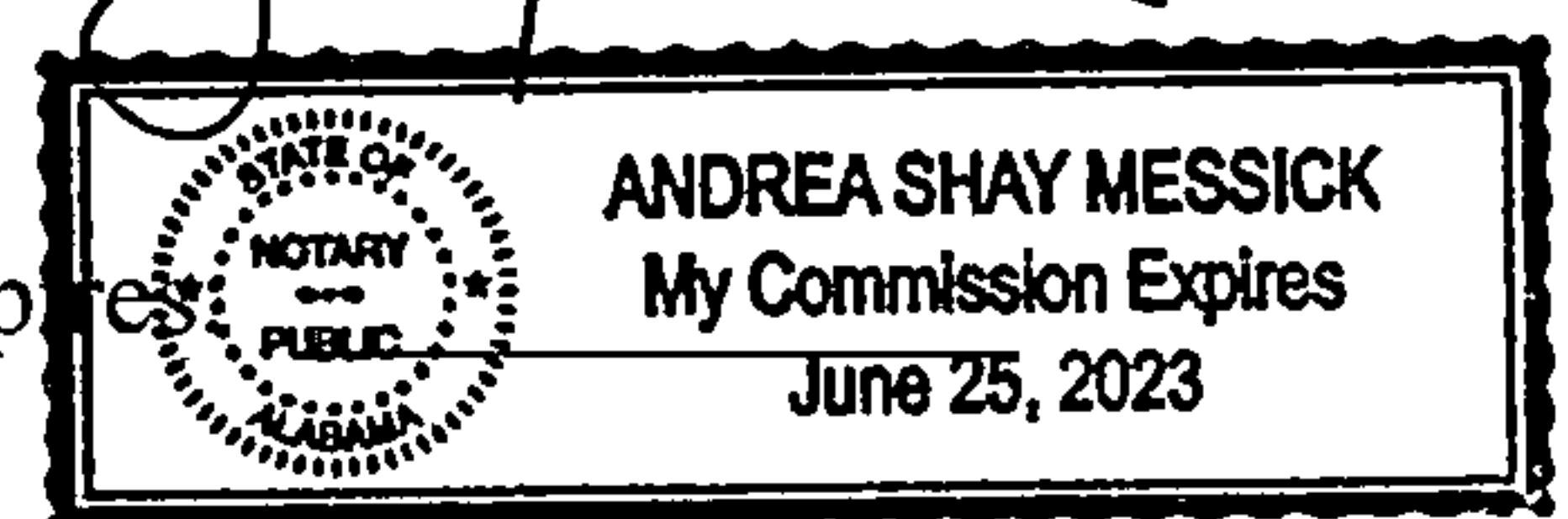
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County and State, hereby certify that **James Woodard Peay, ,** whose name as **Co-Executor of the Estate of Charles H. Peay, Jr.,** is signed to the foregoing Executor's Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, in his capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

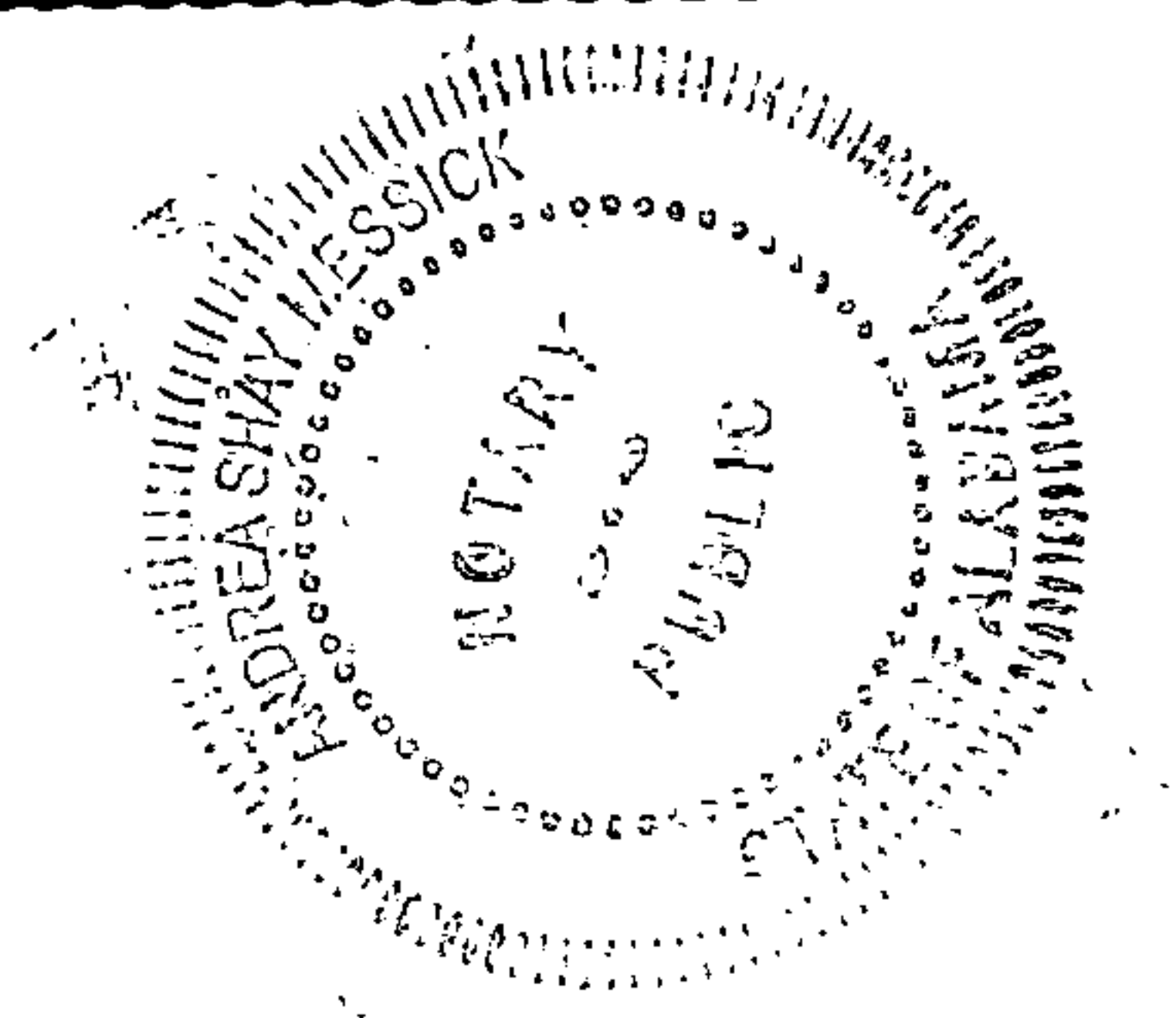
GIVEN under my hand and seal this the 30 day of June, 2020.

Andrea Shay Messick
Notary Public

My Commission Expires



(SEAL)





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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 Charles H. Peay, Jr., Deceased 4320 Warren Road Birmingham, AL 35213 | Grantee's Name: James Woodard Peay 4320 Warren Road Birmingham, AL 35213 |
|---|--|

Property Address: 1805 2nd Avenue North
Birmingham, AL 35203

Date of Sale:

Total Purchase Price \$

Or

Actual Value \$

Or

Assessor's Market Value \$122,500.00

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 Shelby County Tax Assessor
☐ 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 § 40-22-2 (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 § 40-22-2 (h).

Date June 30, 2020

☐ Unattested ☐ (verified by)

Print James Woodard Peay

Sign James Woodard Peay
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1