

20201006000452700
10/06/2020 12:45:02 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

Justin N. Smitherman, Attorney
Alabama Law Services, LLC
173 Tucker Road, Suite 201
Helena, Alabama 35080

SEND TAX NOTICE TO:

Eric Peterson
11590 Highway 280
Sterrett, AL 35147

STATE OF Alabama
COUNTY OF Shelby

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Diana Peterson, an unmarried woman** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Eric Peterson** (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:


BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION, 340.0 FEET TO THE CENTERLINE OF A BRANCH; THENCE SOUTH 42 DEGREES 05 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE 264.97 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 24 DEGREES 10 MINUTES 50 SECONDS EAST 293.04 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 79 DEGREES 16 MINUTES 45 SECONDS WEST 327.78 FEET TO AN IRON PIN; THENCE NORTH 26 DEGREES 50 MINUTES 48 SECONDS WEST 203.17 FEET; THENCE SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST 228.76 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 05 MINUTES 21 SECONDS WEST 393.77 FEET BACK TO THE POINT OF BEGINNING. LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 05 MINUTES 20 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID 1/4-1/4 SECTION, 393.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 05 MINUTES 19 SECONDS EAST 423.29 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 42 SECONDS EAST 340.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 280 AND AN IRON PIN; THENCE NORTH 83 DEGREES 49 MINUTES 46 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 40.90 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 48 DEGREES 58 MINUTES 42 SECONDS WEST 355.09 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 05 MINUTES 20 SECONDS WEST 416.33 FEET TO AN IRON PIN; THENCE SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST 30.74 FEET BACK TO THE POINT OF BEGINNING. LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns, forever.

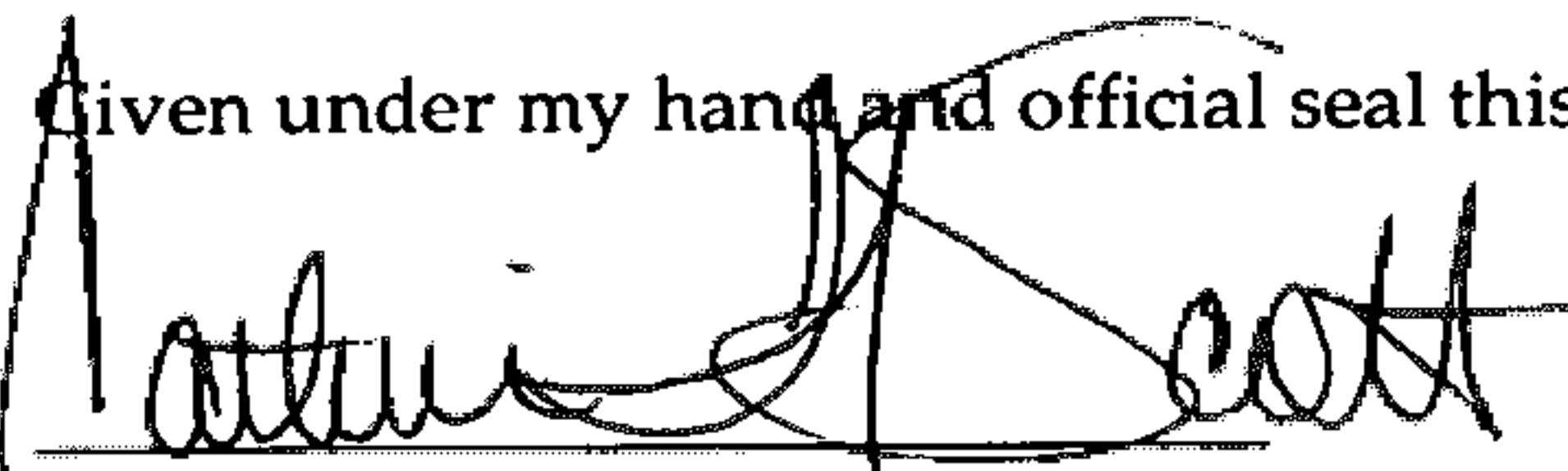
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of September, 2020.

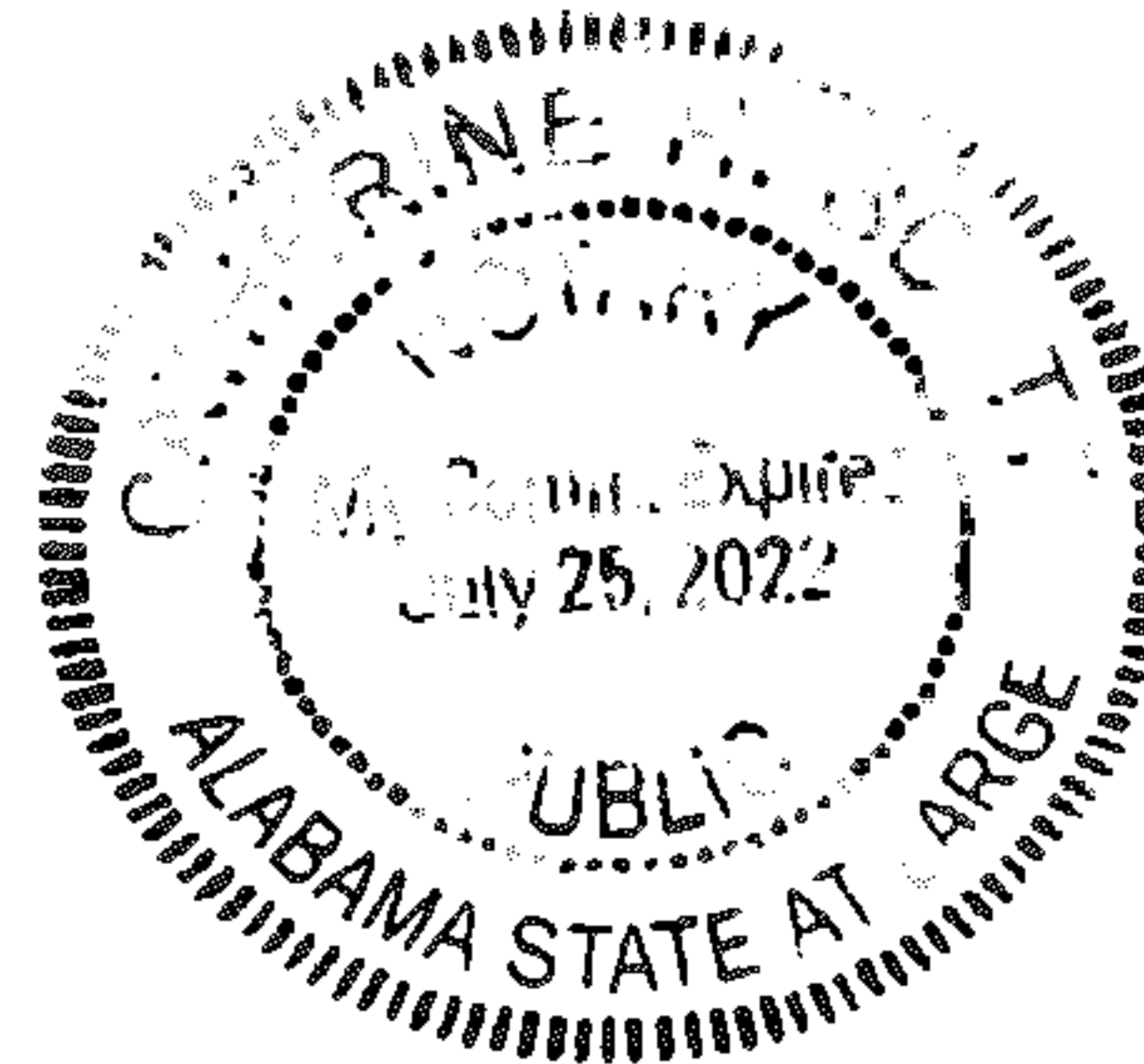

Diana Peterson

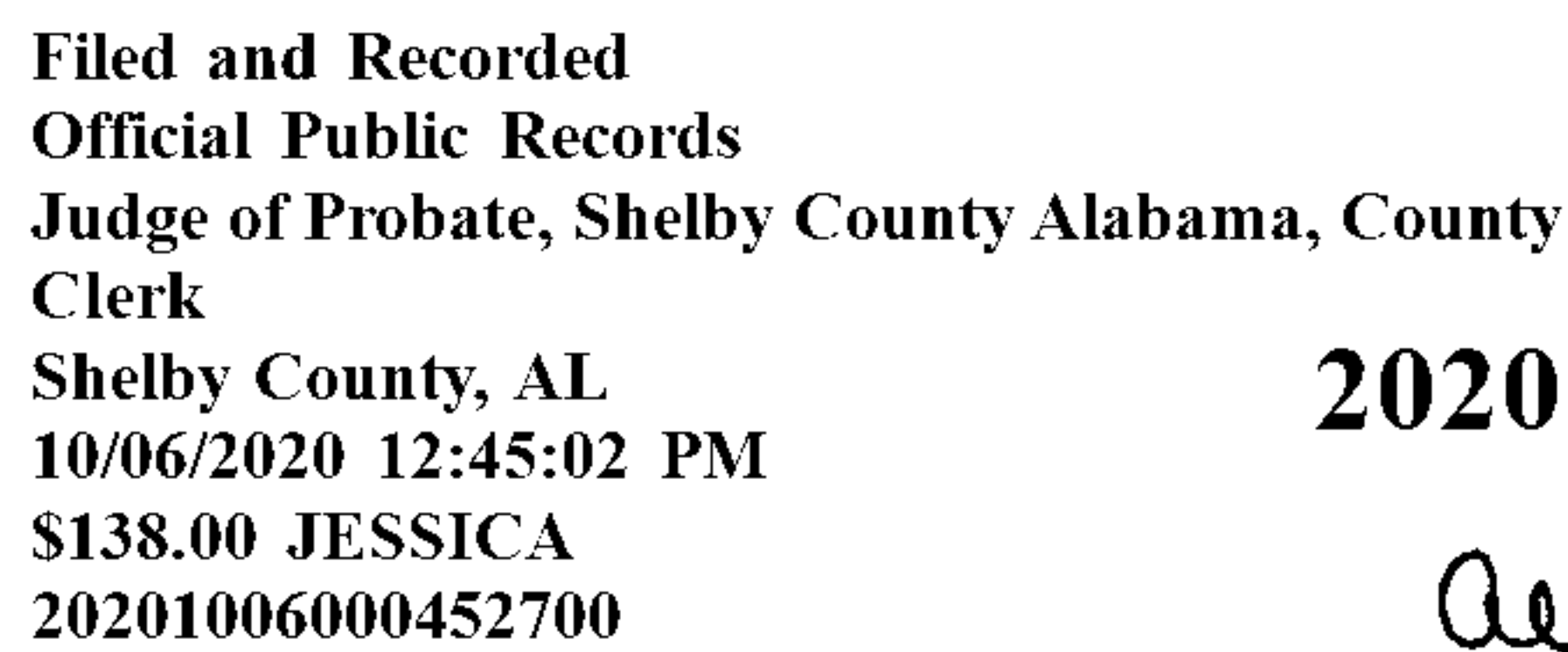
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Diana Peterson, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2020.


Notary Public
My Commission Expires: 7-25-2022





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Allen S. Bayal

Real Estate Sales Validation Form

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

Grantor's Name	<u>Diana Peterson</u>
Mailing Address	<u>11590 Hwy 280</u> <u>Sterrett, AL 35147</u>
Property Address	<u>11590 Hwy 280</u> <u>Sterrett, AL 35147</u>

Grantee's Name Eric Peterson
Mailing Address 11590 Hwy 280, Sterrett, AL 35147
Date of Sale September 29, 2020
Total Purchase Price \$ _____
Or
Actual Value \$ 110,000.00 (1/2)
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 9/29/2021 Print Sherry Singleton
 _____ Unattested _____ Sign Sherry Singleton
 (verified by) (Grantor/Grantee/Owner/Agent) circle one