

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
PEGGY J. WALL and husband, CALEB MATTHEW WALL  
1284 WILLOW CREEK PLACE  
ALABASTER, ALABAMA 35007

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, PEGGY J. WALL and husband, CALEB MATTHEW WALL, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto PEGGY J. WALL and husband, CALEB MATTHEW WALL, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 9, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.


**SUBJECT TO:**

1. Taxes for the year 2021, which are a lien but not yet due and payable until October 1, 2021.
2. Mineral and mining rights not owned by Grantor.
3. 35 ft. building setback line across West side of lot.
4. 5 ft. easement across West side of lot, 15 ft. easement across South side of lot and 20 ft. easement across Easternmost side of lot.
5. Sewer Easement to Town of Alabaster in Deed Book 308, Page 255.
6. Permit to Alabama Power Company and South Central Bell in Real Book 50, Page 252.
7. Restrictive Covenants in Real Book 126, Page 363.

PEGGY ALBANO IS ONE AND THE SAME PERSON AS PEGGY J. WALL.

The sole purpose of this conveyance is to vest the property jointly with right of survivorship with my spouse.

Shelby County, AL 01/12/2021  
State of Alabama  
Deed Tax: \$97.00

  
20210112000018940 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
01/12/2021 10:51:37 AM FILED/CERT

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a 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, their heirs and assigns forever, against the lawful claims of all persons.

7<sup>th</sup> IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of JANUARY, 2021.

Peggy J. Wall  
PEGGY J. WALL

Caleb Matthew Wall  
CALEB MATTHEW WALL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that PEGGY J. WALL and husband, CALEB MATTHEW WALL, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of JANUARY, 2021.

Raive A. Love

NOTARY PUBLIC

My Commission Expires: October 31, 2023



20210112000018940 2/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
01/12/2021 10:51:37 AM FILED/CERT

**Grantor's Name:**

PEGGY J. WALL and husband, CALEB MATTHEW WALL

**Mailing Address:**

1284 WILLOW CREEK PLACE  
ALABASTER, ALABAMA 35007

**Property Address:**

1284 Willow Creek Place  
Alabaster, AL 35007

**Grantee's name:**

PEGGY J. WALL and husband, CALEB MATTHEW WALL

**Mailing Address:**

1284 WILLOW CREEK PLACE  
ALABASTER, ALABAMA 35007

Date of Sale: JANUARY 7, 2021

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$193,800.00

ADDING SPOUSE -1/2 VALUE \$96,900.00

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other TAX ASSESSOR



20210112000018940 3/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
01/12/2021 10:51:37 AM FILED/CERT