

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Rufus Lawhorn, Jr.
2607 Bridlewood Circle
Helena, AL 35080

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Russell Lee Peel and Mary Ann McClellan, as Personal Representatives of the Estate of Margaret Vance Peel, deceased, Probate Case # 2018-000212 and Russell Lee Peel, an unmarried person, individually; and Mary Ann McClellan, a married person, individually** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rufus Lawhorn, Jr.** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Mary Ann McClellan is one and the same person as Mary Anne McClellan.

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

The property conveyed is not the homestead of the grantor nor that of her spouse.

Jim Virgle Peel, the other grantee in deed recorded in Inst. # 1995-13737 died on July 8, 2013.

Property Address: **3367 County Road 13 Helena, AL 35080**

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, executors and administrators shall, warrant and defend

IN WITNESS WHEREOF, said GRANTORS has hereunto set their hands and seals this 22nd day of April, 2021.

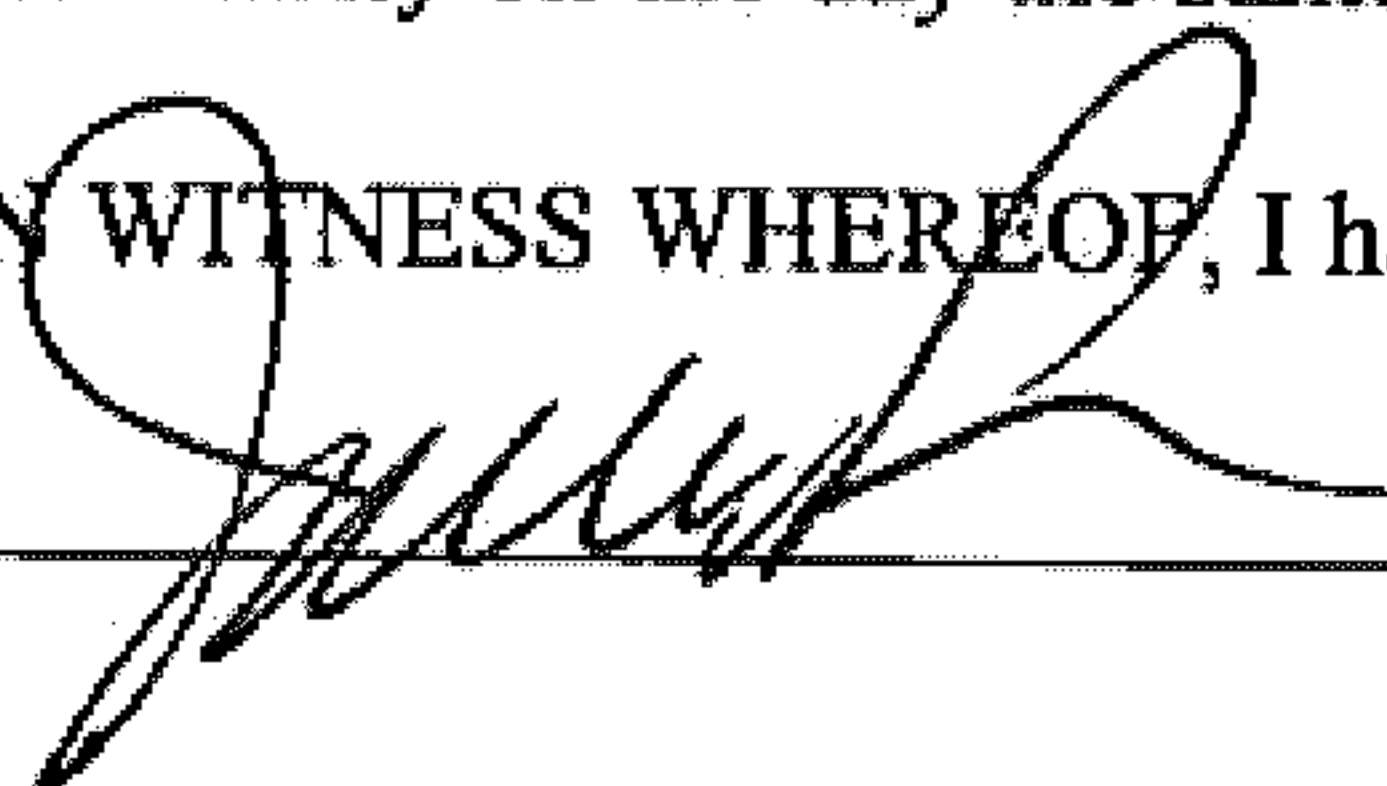

By: Russell Lee Peel
Its Personal Representative


Russell Lee Peel

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

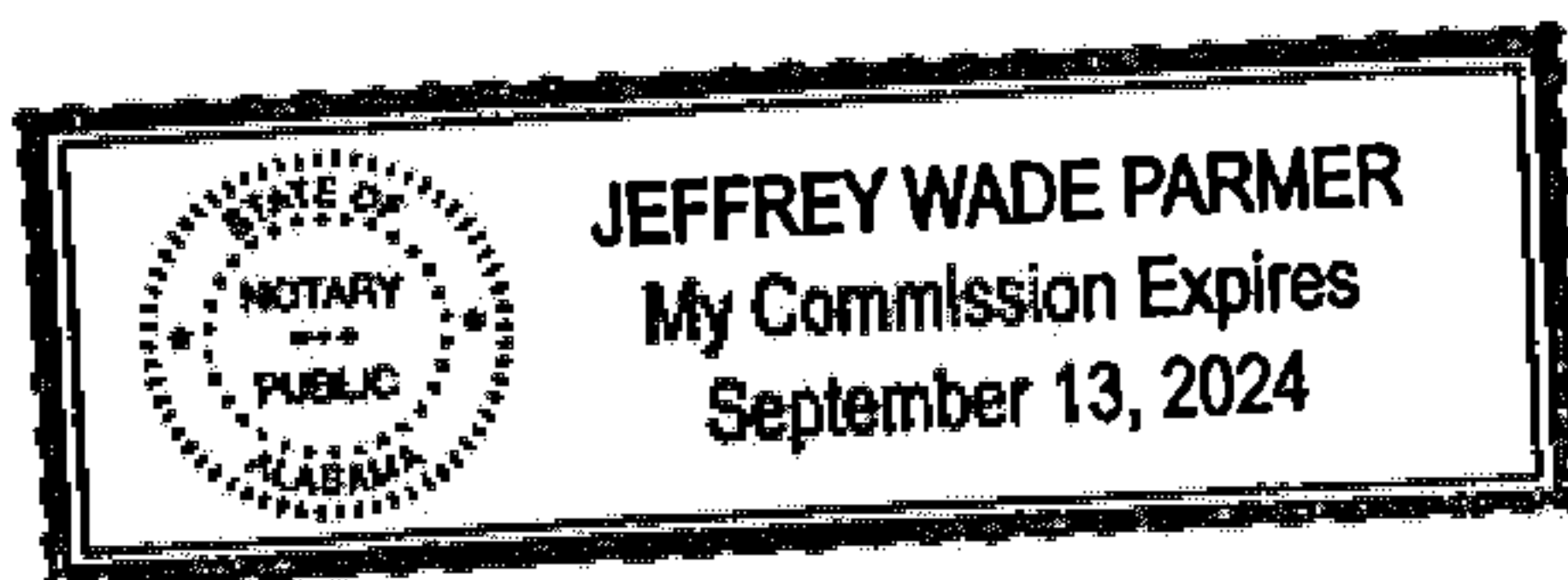
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Russell Lee Peel whose name individually and as Personal Representative of Estate of Margaret Vance Peel, deceased, Probate Case # 2018-000212, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she individually and as such Personal Representative and with full authority, signed his/her name voluntarily on the day the same bears date.

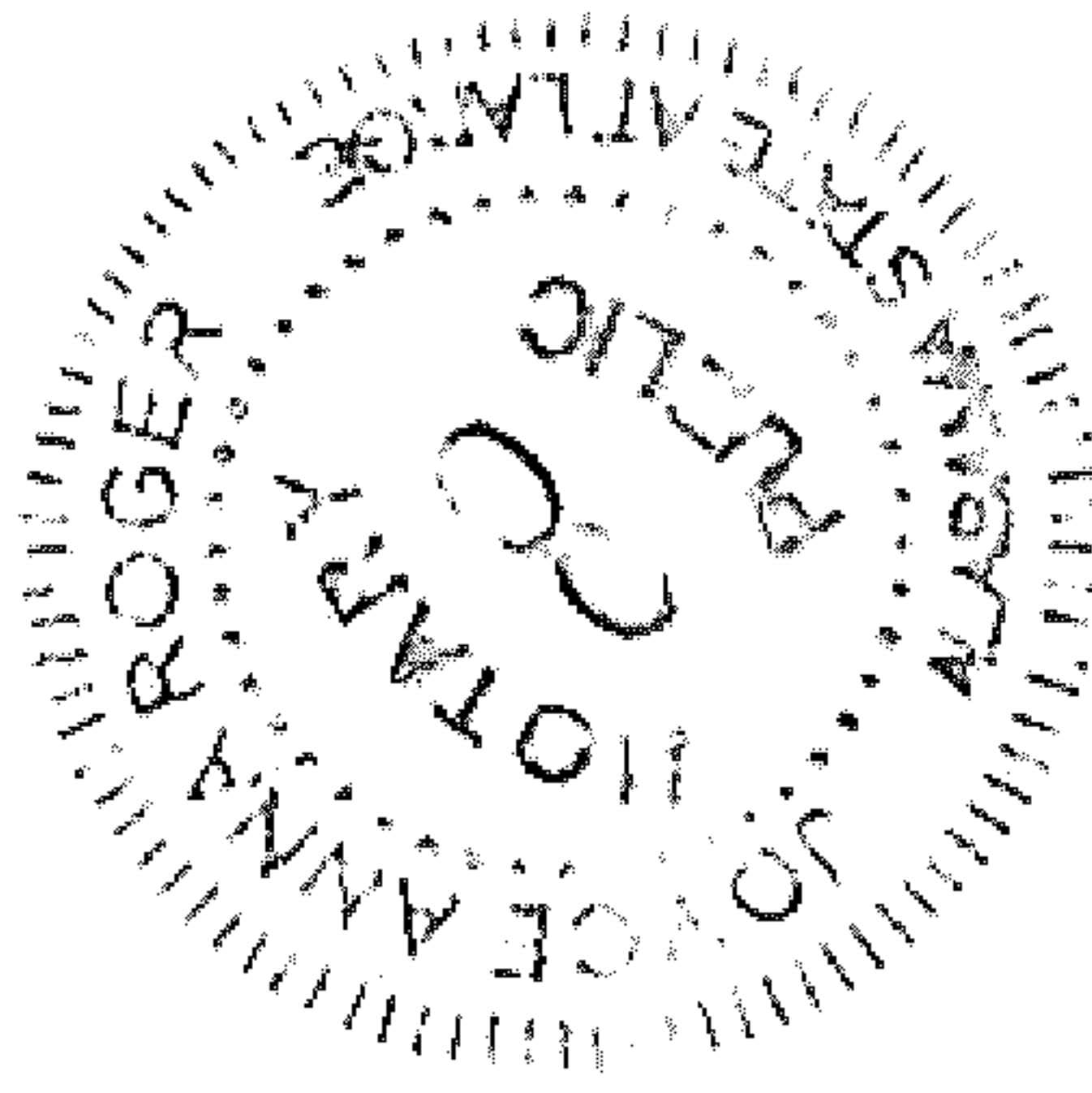
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of April, 2021.



NOTARY PUBLIC

My Commission Expires: 09/13/2024





Mary Ann McClellan
By: Mary Ann McClellan
Its Personal Representative

Mary Ann McClellan
Mary Ann McClellan

20210427000206740 04/27/2021 08:22:04 AM DEEDS 3/5

STATE OF Alabama
COUNTY OF Madison

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mary Ann McClellan whose name individually and as Personal Representative of Estate of Margaret Vance Peel, deceased, Probate Case # 2018-000212, 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 the Instrument, he/she individually and as such Personal Representative and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of April, 2021.

Joyce Anna Roger

NOTARY PUBLIC
My Commission Expires:

Notary
Commission expires 7-24-2024

Exhibit A

Legal Description

Commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 5, Township 21 South, Range 4 West, then run North along the West boundary line 30 or 40 feet to the North right of way line of County Road known as Tuscaloosa Road. then run Northeast along said right of way as now located 780 feet, then run North 531 feet; then run Southwesterly 780 feet to West side boundary line of said forty then run South along the West boundary 531 feet, back to the Northside of County Road right of way line, containing 9 1/2 acres, more or less. Said land being located in the Southeast quarter of the Southeast quarter of Section 5, Township 21 South, Range 4 West. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Russell Lee Peel & Mary Ann McClellan, as Personal
 Mailing Address Rep. of the Estate of Margaret Vance Peel
Russell Lee Peel
910 Ebenezer Rd, Brierfield, AL 35035

Grantee's Name Rufus Lawhorn, Jr.
 Mailing Address 2607 Bridlewood Circle
Helena, AL 35080

Property Address 3367 County Road 13
Helena, AL 35080

Date of Sale 04/22/2021
 Total Purchase Price \$ 165000.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 4/26/21

Print Jeff W. Parmer

☐ Unattested

Sign Jeff W. Parmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2021 08:22:04 AM
 \$38.00 CHERRY
 20210427000206740

Ann S. Byrd