

THIS INSTRUMENT PREPARED BY:
Courtney A. Moseley, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Eric R. Pedersen
546 Highway 69
Chelsea, AL 35043

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thousand and 00/100 DOLLARS (\$100,000.00)** to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

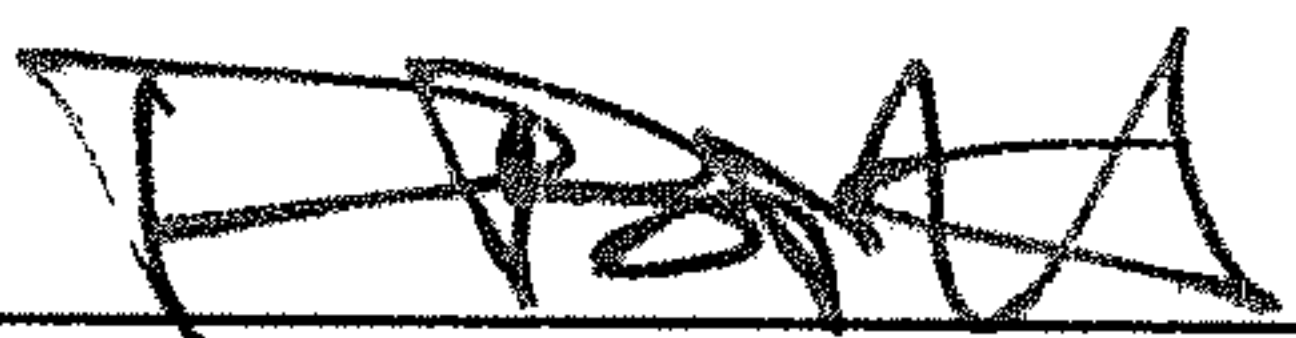
Dakota Alexander Britt and Melany Blair Britt, Husband and Wife
(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto


Eric R. Pedersen and Kathleen Pedersen
(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Please see Exhibit A
Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.
\$80,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees as joint tenants, with right of survivorship their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.
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 and clear 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.

IN WITNESS WHEREOF, the said GRANTORs have hereunto set their signatures and seals, this the **13th day of August, 2021**.


Dakota Alexander Britt

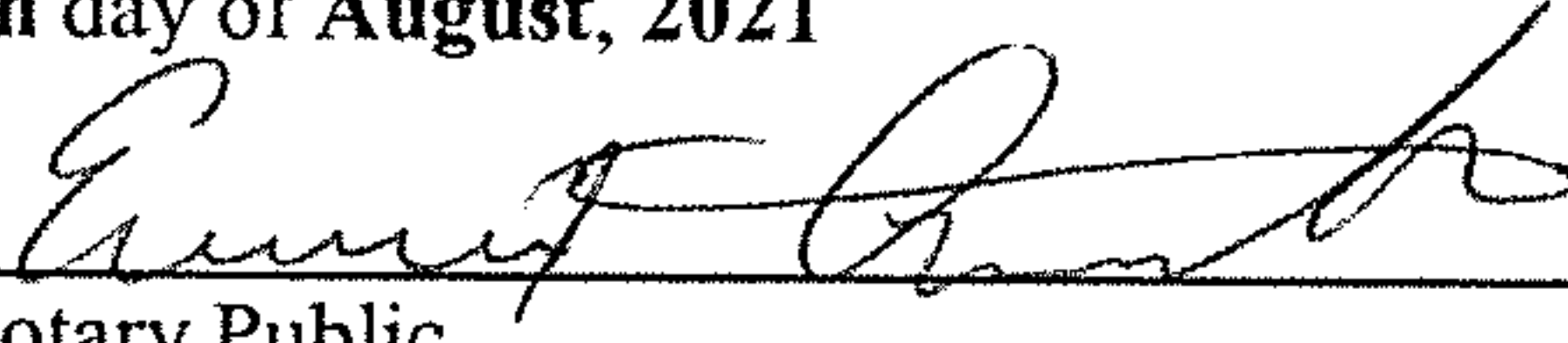

Melany Blair Britt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dakota Alexander Britt and Melany Blair Britt** 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, the **13th day of August, 2021**

SEAL


Notary Public
My Commission Expires: **November 2, 2024**

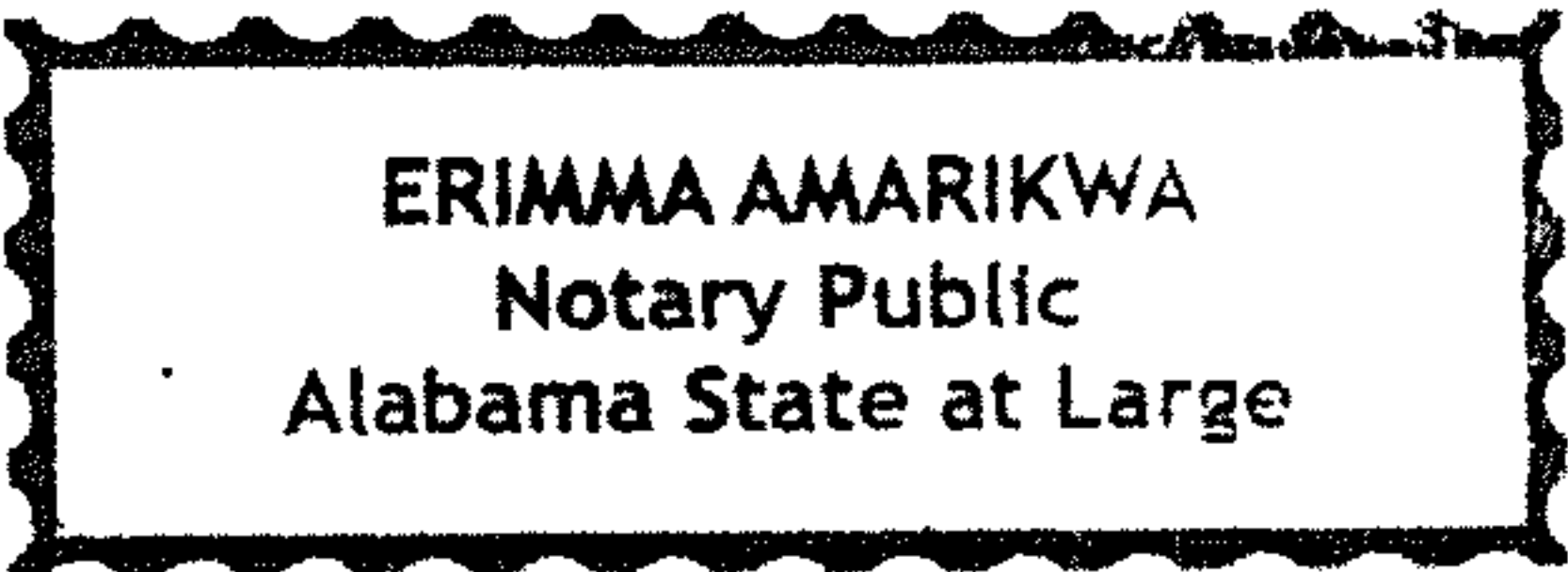


Exhibit A**Legal Description**

From the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, proceed North along the East boundary of said NW $\frac{1}{4}$, SW $\frac{1}{4}$ a distance of 200.57 feet to the point of beginning of herein described Tract #3; thence continue North along said course a distance of 1123.52 feet to the NE corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn 90°35'04" left and proceed West along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 524 feet to the NE corner of property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 295, page 808; thence turn 90° left and proceed South along the East boundary of said property a distance of 210 feet to the SE corner of the same; thence turn 90° right and proceed West along the South boundary of said property a distance of 210 feet to the SW corner of same; thence turn 90° right and proceed North along the West boundary of same a distance of 210 feet to the NW corner of said property, said point being on the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn 90° left and proceed West along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 595.33 feet to the NW corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35; thence turn 00°59'19" right and proceed westerly along the North boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 1 West a distance of 271.13 feet to a point on the East ROW boundary of the Columbiana Chelsea Paved Highway; thence turn 92°00'27" left and proceed along the East ROW line of said road a distance of 106.57 feet; thence continue along the East ROW boundary of said road the following courses; thence turn 05°37'10" left and run 100.66 feet; thence turn 06°03'27" left and run 117.84 feet; thence turn 07°37' left and run 101.06 feet; thence turn 05°59'11" left and run 99.0 feet; thence turn 06°29'50" left and run 97.6 feet to a point on the East ROW line of said road and being in the center of a gravel driveway; thence turn 110°37' left and proceed along the center of said road a distance of 121.47 feet; thence continue along the center of said gravel driveway the following courses; turn 16°27'48" right and run 66.0 feet; thence turn 17°21'18" right and run 302.59 feet; thence turn 83°03'16" left and run 139.83 feet to a point in the center of said driveway; thence turn 115°44'23" right and leaving said driveway proceed southeasterly a distance of 648.15 feet; thence turn 81°45'54" right and proceed South a distance of 304.66 feet; thence turn 00°18'06" right and continue in a southerly direction a distance of 486.95 feet; thence turn 97°30'05" left and proceed easterly a distance of 476.6 feet to the point of beginning. The above described property is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, all in Township 20 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of the land as set out in the deed recorded in Instrument #1993-29146 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property described in Instrument #2010031600007739, Probate Office, 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	Dakota Alexander Britt and Melany Blair Britt	Grantee's Name	Eric R. Pedersen and Kathleen Pedersen
Mailing Address	4530 Hwy 49 COLUMBIANA, AL 35051	Mailing Address	546 Highway 69 Chetser, AL 35643
Property Address	96 Foster Road Columbiana, AL 35051	Date of Sale	August 13, 2021
		Total Purchase Price	\$100,000.00
		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 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.

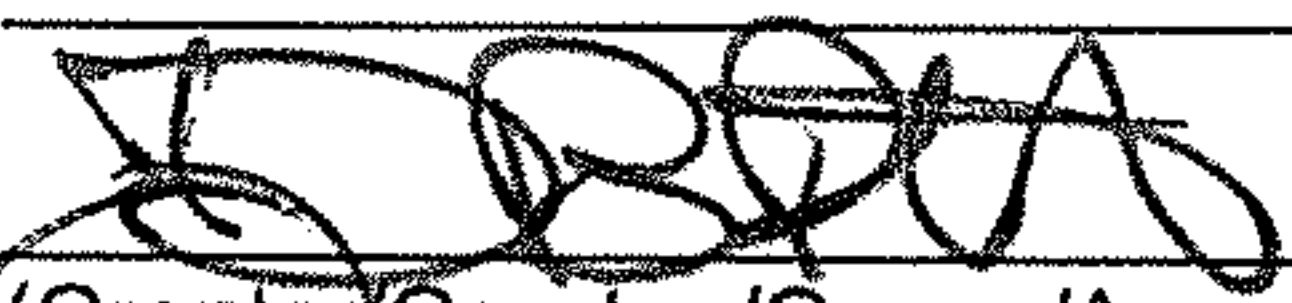
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	August 13, 2021	Print	Dakota Alexander Britt
		Sign	
<input type="checkbox"/> Unattested	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2021 08:20:00 AM
\$128.00 JOANN
20210817000399210

Allen S. Boyd