20211119000558370
11/19/2021 11:10:26 AM
DEEDS 1/4

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wayne Horton
201 Horton Cove Rd
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS AND ZERO CENTS ($135,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Paul E. Petersen Revocable Trust (as to 45%), Sonja L. Rodman, a*** married ***woman (as to 27.5%) and Kristin A. Tufte, a*** married ***woman (as to 27.5%),*** **(herein referred to as *Grantors*)**, grant, bargain, sell and convey unto, ***Wayne Horton*** **(herein referred to as *Grantee*)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

E ½ of SE ¼, and the SW ¼ of SE ¼ of Section 8, Township 24 North, Range 14 East, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantors herein or their spouse, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of November, 2021.

Paul E. Petersen, trustee

Paul E. Petersen Revocable Trust
Paul E. Petersen
Trustee

STATE OF New York
COUNTY OF Monroe)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Paul E. Petersen as Trustee of Paul E. Petersen Revocable Trust,*** whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2021.

Nancy Ann Bellina
Notary Public
My Commission Expires 8/26/23

NANCY ANN BELLINA
Notary Public, State of New York
Qualified in Monroe Co. No. 01BE6396743
Commission Expires August 26, 2023

_____ *Sonja L. Rodman*

STATE OF Virginia
COUNTY OF Chesterfield

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Sonja L. Rodman,*** whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2021.

_____
Notary Public
My Commission Expires

CHRISTAL C WARREN
Notary Public
Commonwealth of Virginia
Registration No. 7849966
My Commission Expires Jul 31, 2023

_____

Kristin A. Tufte

STATE OF WASHINGTON
COUNTY OF KING)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Kristin A. Tufte,*** whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of November, 2021.

Notary Public
My Commission Expires May 5, 2023

ALAN D ANDERSON
NOTARY PUBLIC #92942
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 5, 2023

Real Estate Sales Validation Form

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

Grantor's Name: Paul E. Petersen Revocable Trust (as to 45%)
Sonja L. Rodman (as to 27.5%)
Kristin A. Tufte (as to 27.5%)

Mailing Address: 1 Sinclair Dr
Gatesford NY

Property Address: Calera, AL 35040

Grantee's Name: Wayne Horton

Mailing Address: 201 Horton Cove Rd
Calera, Alabama 35040

Date of Sale: November 18, 2021
Total Purchase Price: $135,000.00
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)

_____ Bill of Sale
xx 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 of 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 November 10, 2021 Print Paul E. Petersen Revocable Trust (as to 45%)

____ **Unattested** _____ (verified by) Sign Paul E Petersen Trustee
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
11/19/2021 11:10:26 AM
$168.00 JOANN
20211119000558370

Alice S. Boyd