

20211129000568120
11/29/2021 12:43:59 PM
DEEDS 1/4

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-1051

Send Tax Notice To:
PEGGY J. PECK
287 Chesser Park Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Value 62000⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, PEGGY J. PECK AN UNMARRIED (SINGLE) WOMAN (LIFE ESTATE INTEREST), BLAKE W. LOWE, A MARRIED MAN, STEPHANIE CROWE ROWE, AN UNMARRIED (SINGLE) WOMAN, ANGELIA A. CARTER, A MARRIED WOMAN (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, PEGGY J. PECK (herein 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:

Lot 29, according to the Survey of Cottages at Chesser, Phase 1, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser, Declaration of Covenants, Conditions, and Restrictions recorded as Instrument No. 20040511000248910 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").

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

**THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF
BLAKE W. LOWE, STEPHANIE CROWE ROWE, ANGELIA A. CARTER,
OR THEIR SPOUSES.**

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 heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, 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

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Liens and Encumbrances, except as hereinabove 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' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24th day of November, 2021.

Peggy J. Peck
PEGGY J. PECK

Stephanie Crow Rowe
STEPHANIE CROW ROWE

Blake W. Lowe
BLAKE W. LOWE

Angelia A. Carter
ANGELIA A. CARTER

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. PECK** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of November, 2021.

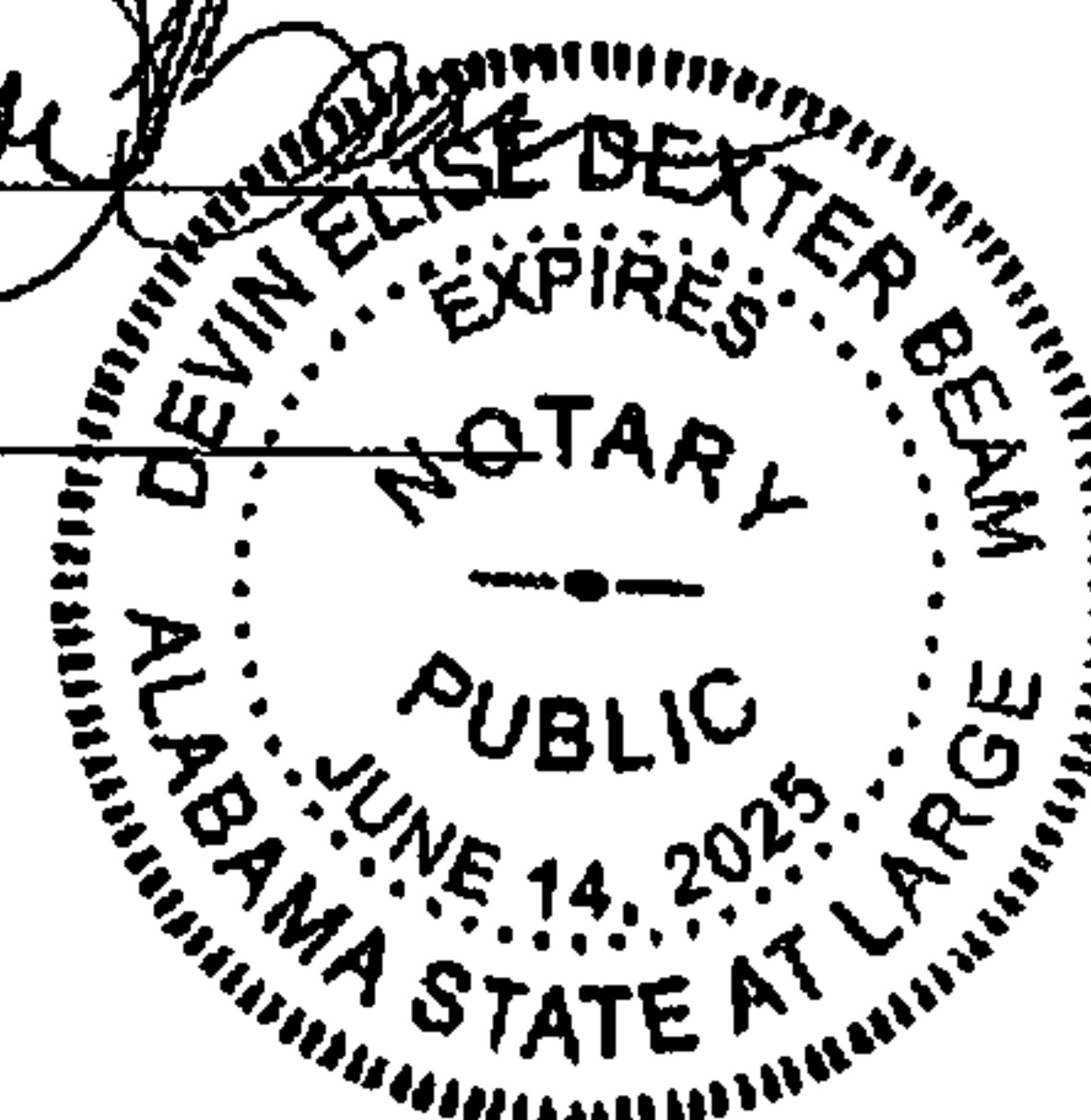
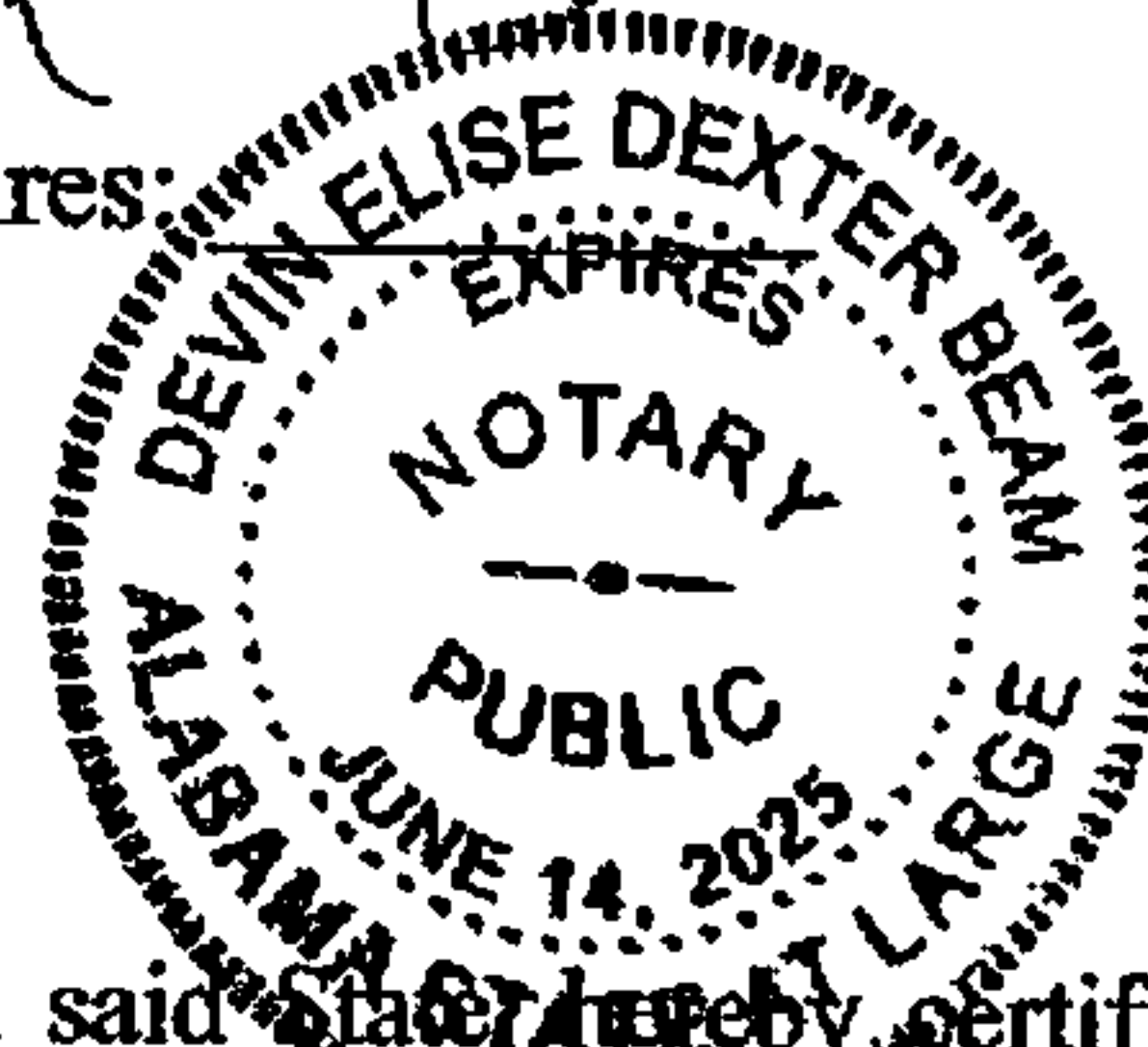
Devin Elise Dexter Beam
NOTARY PUBLIC
My Commission Expires:

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **BLAKE W. LOWE** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of November, 2021.

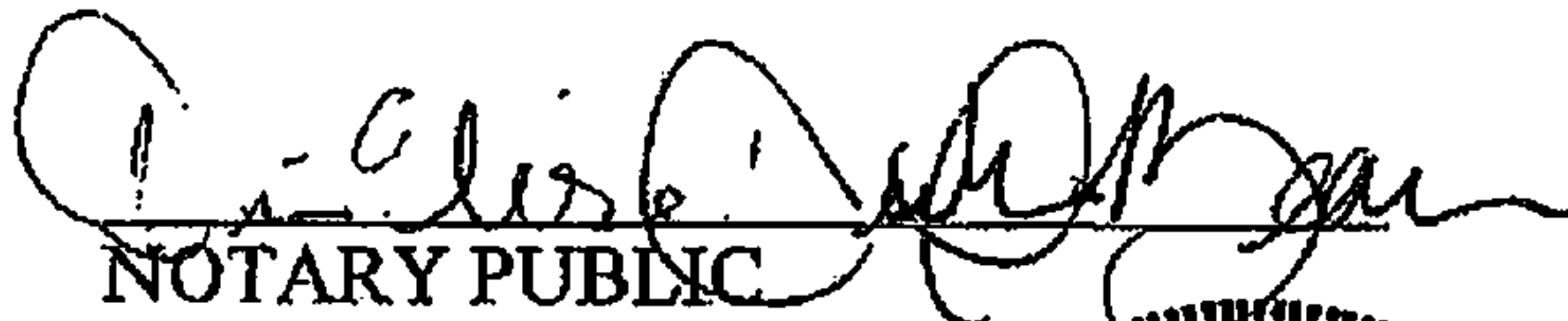
Devin Elise Dexter Beam
NOTARY PUBLIC
My Commission Expires:

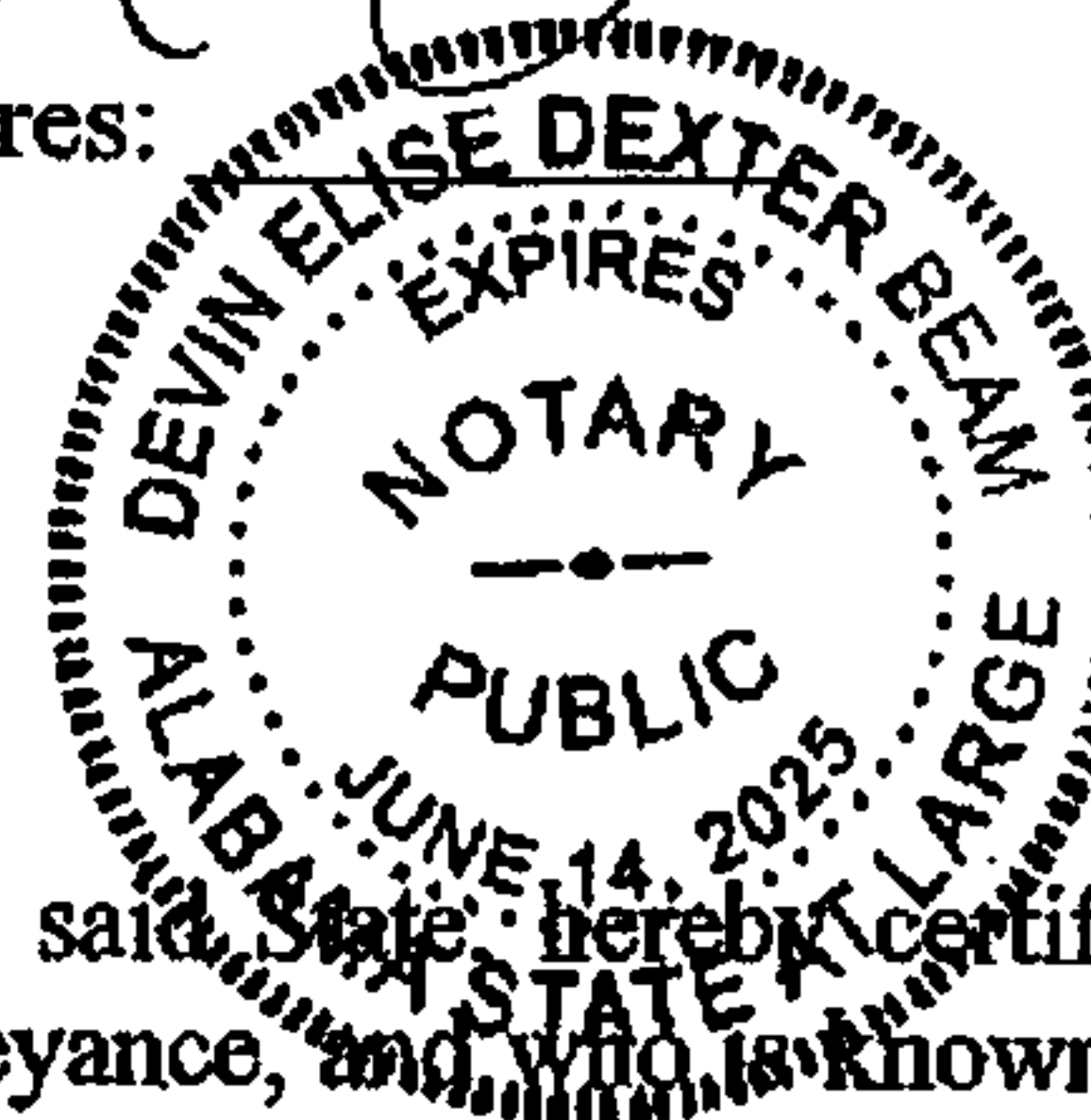


STATE OF AL)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **STEPHANIE CROW ROWE**, whose names 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of November, 2021.


NOTARY PUBLIC
My Commission Expires:



STATE OF ALABAMA)
COUNTY OF ELMORE)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **ANGELIA A. CARTER**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of November, 2021.


NOTARY PUBLIC
My Commission Expires: 07/16/2025

Real Estate Sales Validation Form

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

Grantor's Name Peggy J. Peck, Blakew. Lowe,
 Mailing Address Stephanie Crowe Rowe, Angelia A. Carter
 Property Address 287 Chesser Park Dr
Chelsea, AL 35043

Grantee's Name PEGGY PECK
 Mailing Address 287 Chesser Park Dr
Chelsea, AL 35043

Date of Sale November 29, 2021
 Total Purchase Price \$62000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value 1/205 \$124,000.00

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

☒ Appraisal
☐ 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 11-29-21 Print Michelle Pouncey
☐ Unattested Sign Michelle Pouncey
 (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
 11/29/2021 12:43:59 PM
 \$93.00 CHARITY
 20211129000568120



Form RT-1

Allen S. Bayl