

Send tax notice to: PEGGY ALLEN
175 HIGHWAY 260
MAYLENE, AL 35114

Document Prepared By
David Madison Tidmore
100 Olde Towne Rd Ste 105
Vestavia AL 35216

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS TRANSACTION

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid by Peggy Rogers Allen, an unmarried woman ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the undersigned, Martha Rogers, an unmarried woman (hereinafter "Grantor"), does hereby grant, bargain, sell and convey unto Grantee the following described real property situated in Shelby County, Alabama, to-wit:

Lot 1, Block 2, according to the Survey of Alton Young, Surveyor No. 1666, dated March 22, 1954, and recorded in Map Book 3, page 125, in the Probate Office of Shelby County, Alabama, and being in the NW ¼ of the NE ¼ Section 17, Township 21 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted.

Subject however to any right of ways, liens of record, easements, restrictions, covenants or agreements that may exist.

The subject property not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs, executors, administrators and assigns forever.

And Grantor does, for herself, and her heirs, executors, administrators and assigns, covenant with said Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this Warranty Deed to be executed this 27 day of January, 2022

Martha Rogers
Martha Rogers

Shelby County, AL 02/02/2022
State of Alabama
Deed Tax: \$14.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Martha Rogers, 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.

Given under my hand and official seal, this 27 day of January, 2022



Carol Smith
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Martha Rogers
Mailing Address 191 Highway 260
Maylene, AL 35114

Grantee's Name Peggy Rogers Allen
Mailing Address 175 Highway 260
Maylene, AL 35114

Property Address 175 Highway 260
Maylene, AL 35114

Date of Sale 01/12/2022
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 13,910

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
☐ 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 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 2-2-2022

Print Peggy Rogers Allen

Sign Peggy Rogers Allen
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220202000047510 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
02/02/2022 02:07:15 PM FILED/CERT

Form RT-1