

20220407000143200  
04/07/2022 09:49:18 AM  
DEEDS 1/3

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Angelia Peacock  
137 Hayesbury Ln  
Pelham, AL 35124

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Two Thousand Dollars and No Cents (\$192,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Patricia M. Keller, an unmarried woman and Dawn C. Moore aka Dawn C. Moore Braddock, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Angelia Peacock (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Final Plat of Hayesbury, Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$134,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

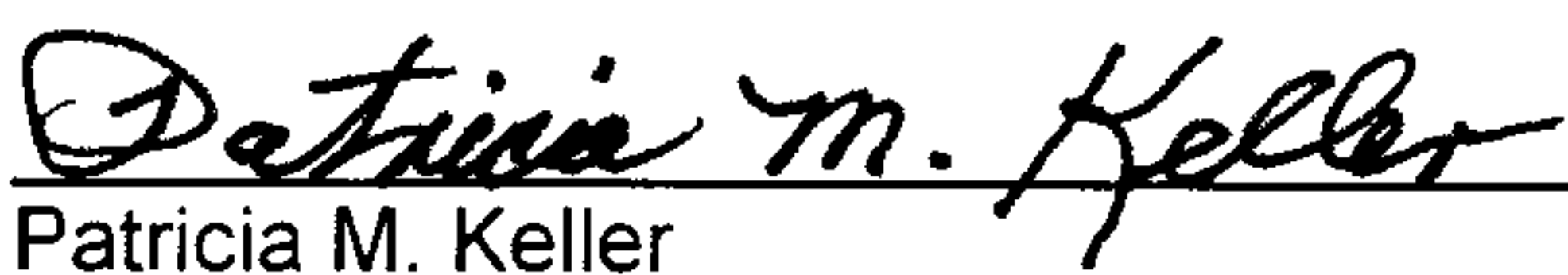
This is not the homestead of Dawn C. Moore aka Dawn C. Moore Braddock or her spouse.


Dawn C. Moore aka Dawn C. Moore Braddock are one and the same person..

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 5th day of April, 2022.

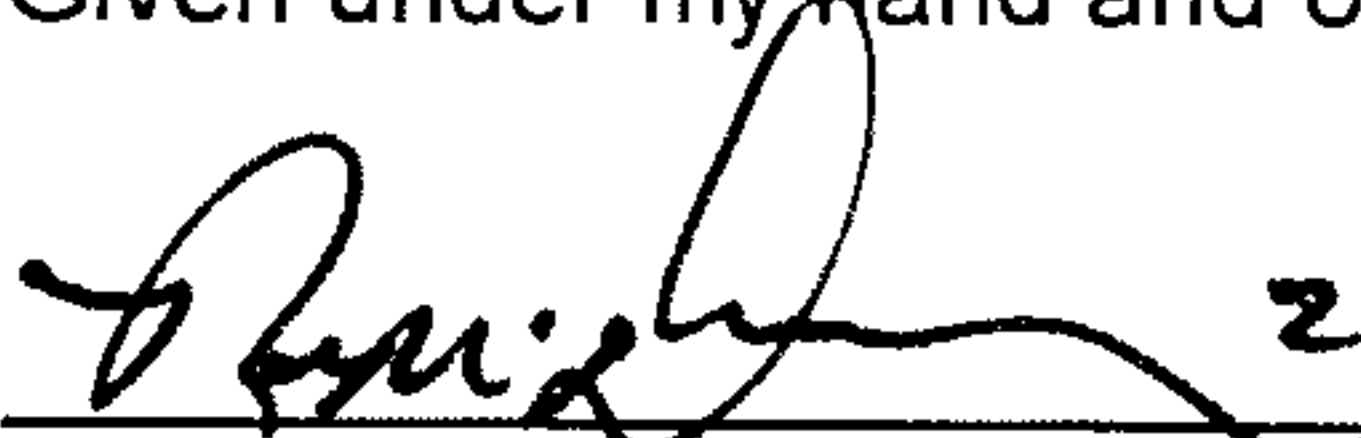
  
Patricia M. Keller

  
Dawn C. Moore aka Dawn C. Moore  
Braddock

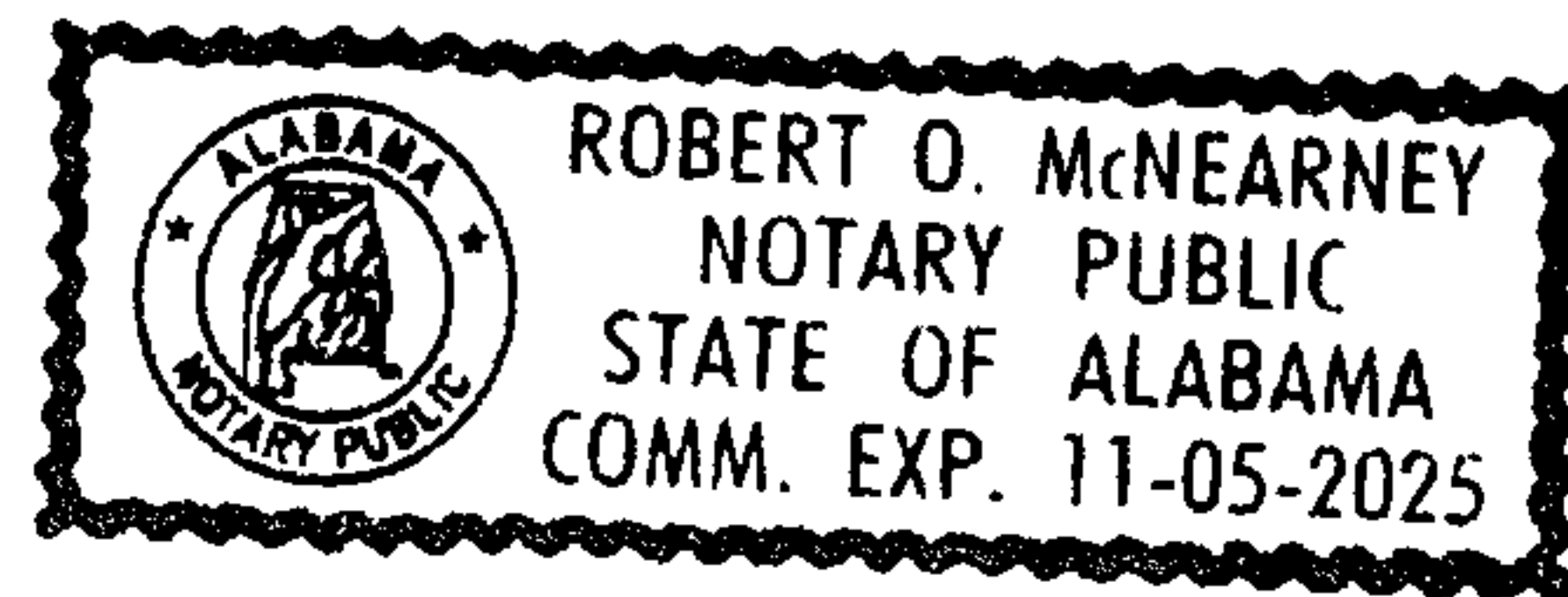
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Patricia M. Keller and Dawn C. Moore 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of April, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama

\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/07/2022 09:49:18 AM  
 \$86.00 CHERRY  
 20220407000143200

*Allen S. Byrd*

## Real Estate Sales Validation Form

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

Grantor's Name	Patricia M. Keller Dawn C. Moore	Grantee's Name	Angelia Peacock
Mailing Address	708 Lexington Cir Alabaster, AL 35007	Mailing Address	137 Hayesbury Lane Pelham, AL 35124
Property Address	137 Hayesbury Lane Pelham, AL 35124	Date of Sale	April 05, 2022
		Total Purchase Price	\$192,000.00
		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 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 April 06, 2022

Print Bekah Tumblin

Unattested

Sign Bekah Tumblin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one