

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Mitchell Peterson, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Joyce P. Dixon (herein referred to as GRANTEE) his undivided **one-half interest** in the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the southeast corner of the Southwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 2 East, thence run S 87 deg. 39 min. W for 10.82 feet to the point of beginning; thence continue along last said course for 150.0 feet to the east side of paved road right of way; thence run N 34 deg. 20 min. E for 99.80 feet along said road right of way; thence run N 23 deg. 40 min. E for 50.02 feet along said road right of way; thence run N 87 deg. 39 min. E for 150.0 feet; thence run S 30 deg. 47 min. W for 149.25 feet to the point of beginning. Containing 0.42 acres.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that



20220420000161770 1/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/20/2022 09:51:57 AM FILED/CERT

Shelby County, AL 04/20/2022  
State of Alabama  
Deed Tax: \$18.00

GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and her heirs and assigns forever, against the lawful claims of all persons.

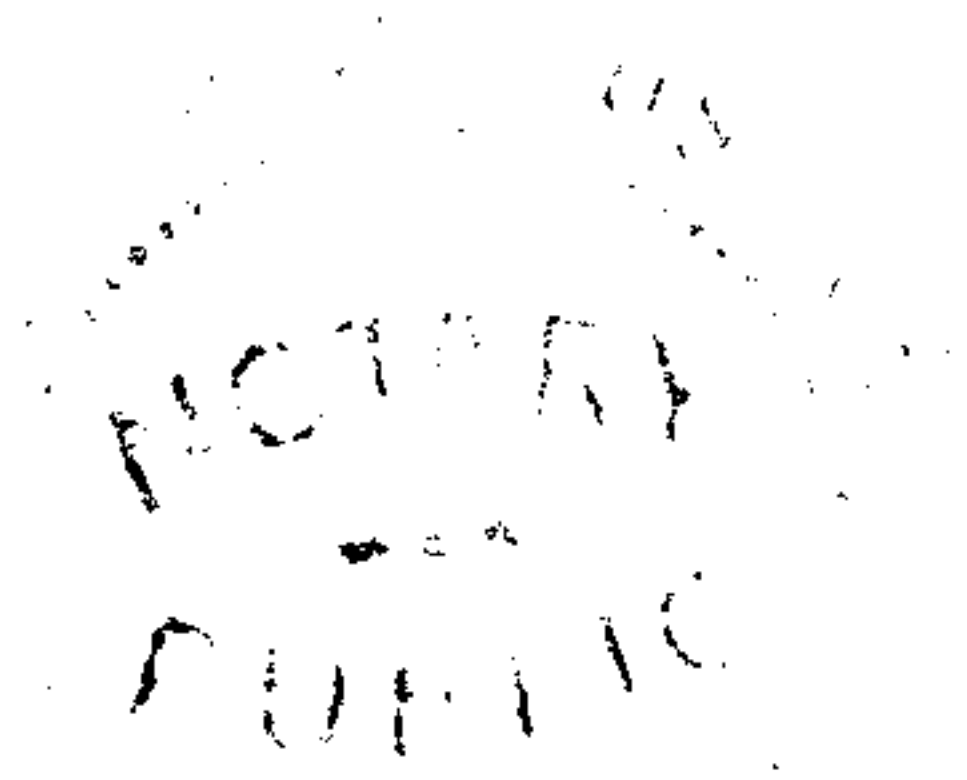
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15th day of April, 2022.


  
Mitchell Peterson

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell Peterson, 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 April, 2022.



  
Notary Public

My commission expires: 9/12/23



# Real Estate Sales Validation Form

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

20220420000161770 3/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/20/2022 09:51:57 AM FILED/CERT

Grantor's Name Mitchell Peterson  
Mailing Address P.O. Box 415  
Harpersville, AL 35078

Grantee's Name Joyce P. Dixon  
Mailing Address 218 Viaduct Drive  
Harpersville, AL 35078

Property Address 218 Viaduct Drive  
Harpersville, AL 35078

Date of Sale April 15, 2022  
Total Purchase Price \$  
or  
Actual Value \$ 17,795.00  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other 1/2 assessor's market value  
☐ 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 April 15, 2022

Print Mitchell Peterson

☐ Unattested  
(verified by)

Sign Mitchell Peterson  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1