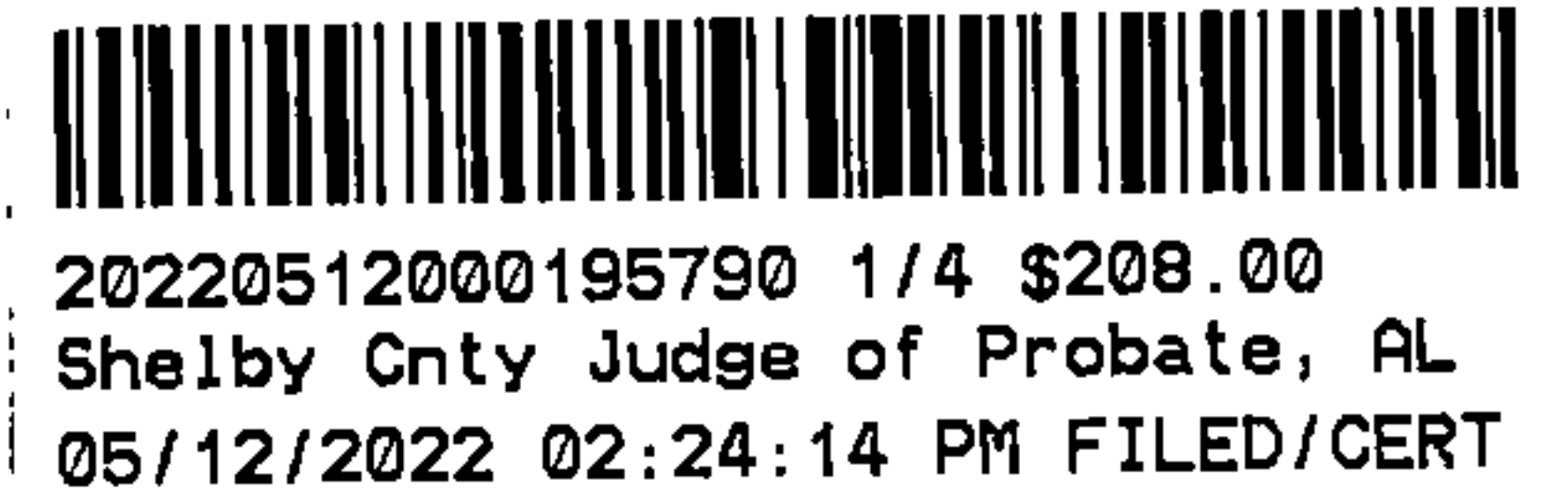


Send Tax Notice To & This Instrument Prepared By:
Nikki A. Peeks
20 Hill Street
Wilsonville, AL 35186



Quit Claim Deed

This deed is given to add David Wallace Peeks to title and to vest title in Nikki A. Peeks and David Wallace Peeks.

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of *One Dollar (\$1.00)* and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, I/we,

Nikki Matherson, who is now known as Nikki A. Peeks, and husband,

David Wallace Peeks,

(herein referred to as GRANTOR, whether one or more), do by these presents hereby quitclaim, grant, bargain, sell and convey unto

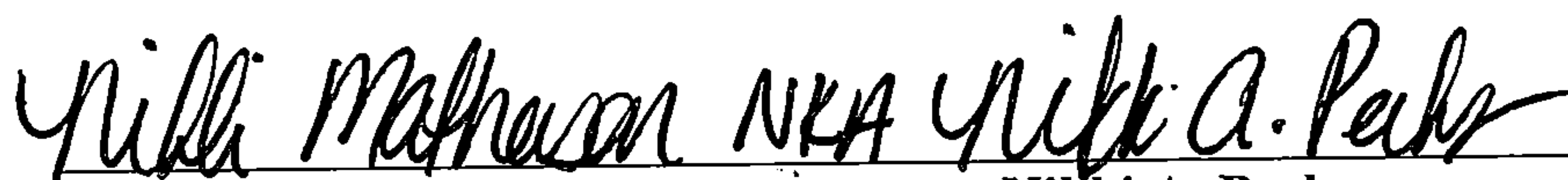
Nikki A. Peeks and David Wallace Peeks,

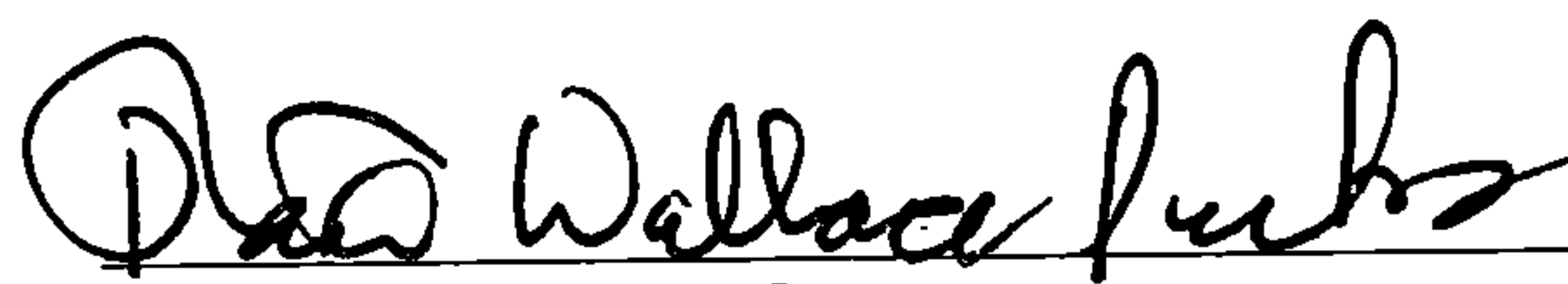
(herein referred to as GRANTEES), as joint tenants with right of survivorship, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

To have and to hold unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their successors and assigns forever.

Given under my (our) hand(s) and my (our) seal this **9th day of May, 2022.**

 (Seal)
Nikki Matherson, who is now known as Nikki A. Peeks

 (Seal)
David Wallace Peeks

Shelby County, AL 05/12/2022
State of Alabama
Deed Tax: \$176.00



20220512000195790 2/4 \$208.00
Shelby Cnty Judge of Probate, AL
05/12/2022 02:24:14 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF Jefferson

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Nikki Matherson, who is now known as Nikki A. Peeks, and David Wallace Peeks**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 this 9th day of May, 2022.



Notary Public

My Commission Expires: 10-6-2023





20220512000195790 3/4 \$208.00
Shelby Cnty Judge of Probate, AL
05/12/2022 02:24:14 PM FILED/CERT

Exhibit "A" Legal Description

Lots 10, 11 and 12, according to survey of Hill Subdivision, as recorded in Map Book 3, at Page 142, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



20220512000195790 4/4 \$208.00
Shelby Cnty Judge of Probate, AL
05/12/2022 02:24:14 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Nikki Matherson, n.k.a. Nikki A.
Mailing Address Peeks, & David Wallace Peeks
20 Hill Street
Wilsonville, AL 35186

Grantee's Name Nikki A. Peeks and
Mailing Address David Wallace Peeks
20 Hill Street
Wilsonville, AL 35186

Property Address 20 Hill Street
Wilsonville, AL 35186

Date of Sale May 9, 2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 175,700.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other Shelby County, Alabama tax assessment records
☐ 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 5-9-2022

Print Nikki A. Peeks

Unattested Bryan Gregg
(verified by)

Sign Nikki A. Peeks
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1