



20220809000311790 1/5 \$50.00
Shelby Cnty Judge of Probate, AL
08/09/2022 02:23:17 PM FILED/CERT

Send Tax Notice to:

Cindy D. Fletcher
P. O. Box 1774
Columbiana, Alabama 35051

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **CINDY D. FLETCHER**, an unmarried woman, **JOANN PETERSON WALLACE**, a married woman, **ROOSEVELT PETERSON, JR.**, a married man, and **ALBERT LEE PETERSON**, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto **CINDY D. FLETCHER** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Commence at a corner in place accepted as the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 86 degrees 08 minutes 23 seconds West along the South boundary of said 1/4-1/4 Section for a distance of 415.0 feet; thence proceed North 03 degrees 51 minutes 37 seconds West for a distance of 285.0 feet to the point of beginning; from this beginning point continue North 03 degrees 51 minutes 37 seconds West for a distance of 140.0 feet; thence proceed South 84 degrees 57 minutes 22 seconds West for a distance of 242.05 feet; thence proceed South 03 degrees 51 minutes 37 seconds East for a distance of 140.0 feet; thence proceed North 84 degrees 57 minutes 22 seconds East for a distance of 242.05 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 2022 and subsequent years, easements, restrictions, rights of way, and permits of record.

Parcel II:

A fifty feet (50') strip of land of uniform width lying adjacent to and south of the southern boundary of that certain property conveyed by Bobby G. Lacey, Sr. and wife, Diane Lacey, to Roosevelt Peterson and wife, Lillie Mae Peterson, in deed dated June 21, 2010, and recorded in the Probate Records of Shelby County, Alabama, as Instrument No. 20100621000195990.

Shelby County, AL 08/09/2022
State of Alabama
Deed Tax: \$14.00



The above described land is located in the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 2022 and subsequent years, easements, restrictions, rights of way, and permits of record.

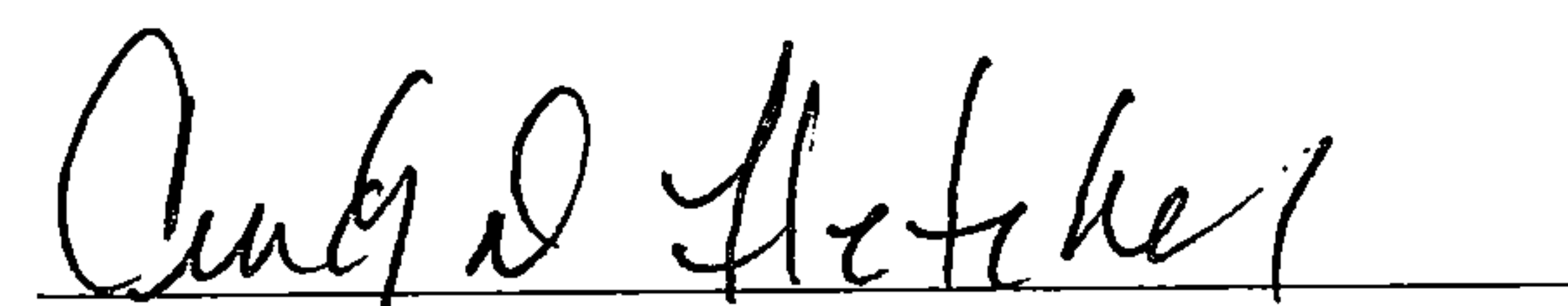
Roosevelt Peterson died on or about April 26, 2011. Lillie Mae Peterson died on or about October 3, 2012. The Grantors are all of the children and legal heirs of Roosevelt Peterson and Lillie Mae Peterson. The Estate of Lillie Mae Peterson, deceased, was probated in the Probate Court of Shelby County, Alabama, Case No. PR-2013-000752, and the Grantors are all of the heirs, legatees, devisees and distributees entitled to the assets thereof. Cindy D. Fletcher is one and the same person as Cindy Peterson Fletcher.

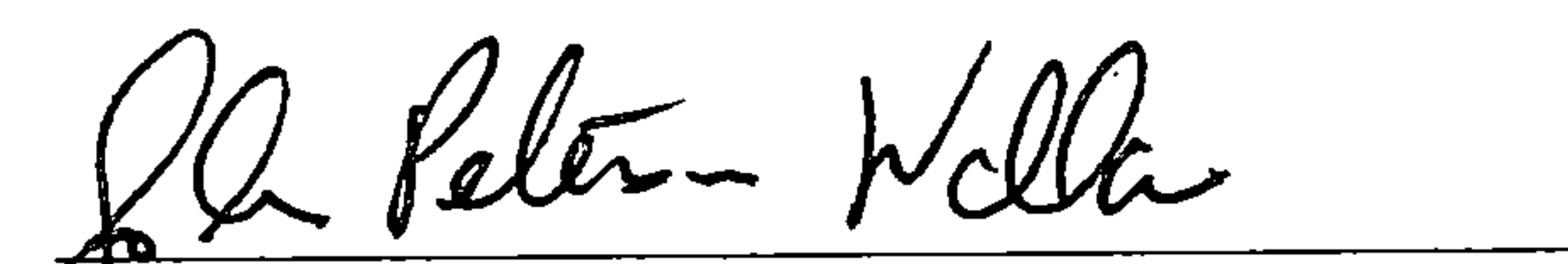
The above described property constitutes no part of the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2022.


 Cindy D. Fletcher


 JoAnn Peterson Wallace


 Roosevelt Peterson, Jr.


 Albert Lee Peterson

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cindy D. Fletcher, an unmarried woman, 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 on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2022.

Kuni M. Foster
Notary Public
My Commission Expires: 1-3-23

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JoAnn Peterson Wallace, a married woman, 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 on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2022.

Kuni M. Foster
Notary Public
My Commission Expires: 1-3-23

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roosevelt Peterson, Jr., a married man, 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 21st day of July, 2022.

Kuni M. Foster
Notary Public
My Commission Expires: 1-3-23

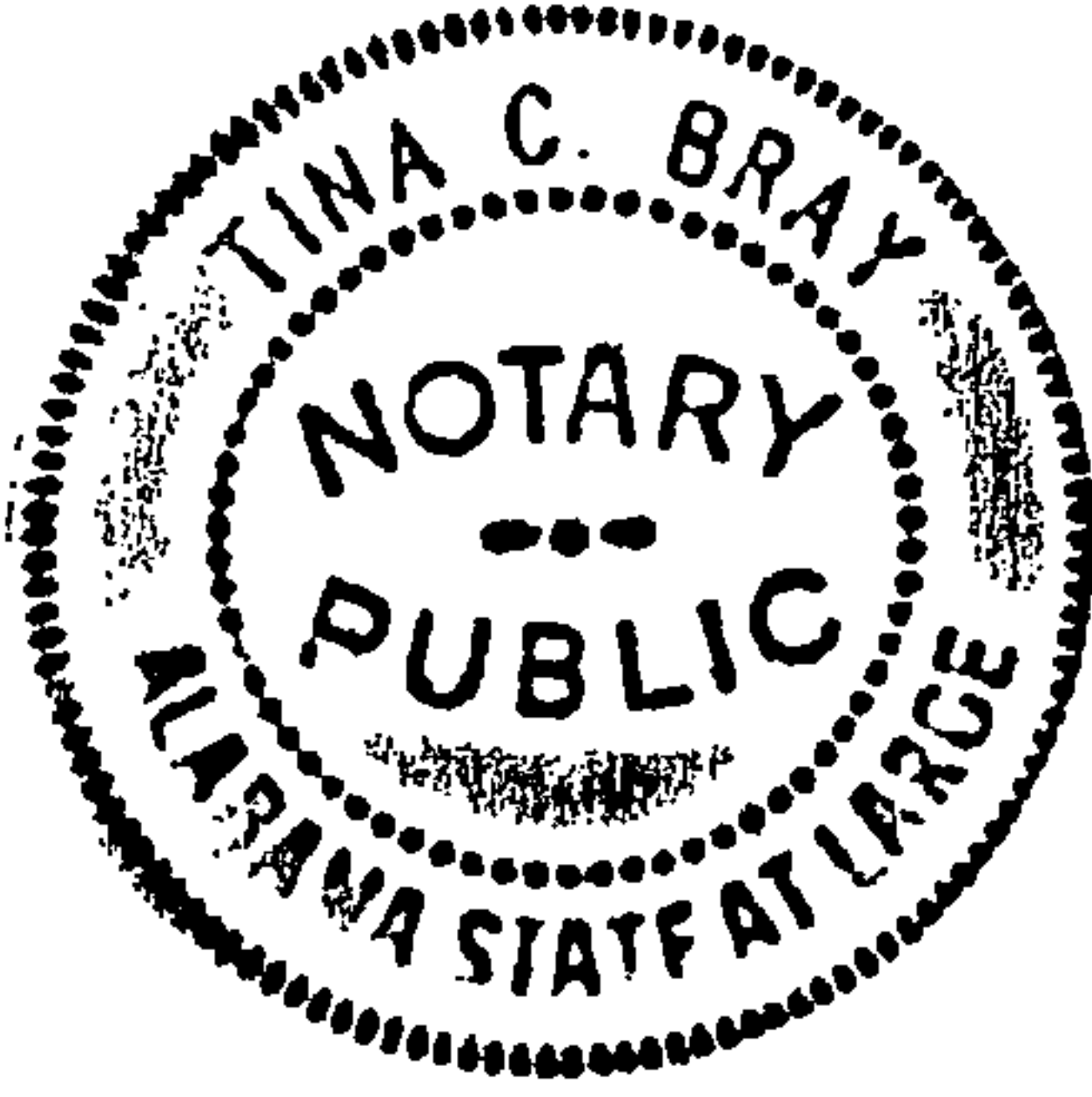
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert Lee Peterson, a married man, 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.



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Given under my hand and official seal this 9th day of May,
2022.



Tina C. Bray

Notary Public

My Commission Expires: 8-6-2023

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20220809000311790 5/5 \$50.00
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Grantor's Name Cindy D. Fletcher, Joann Peterson
Mailing Address Wallace, Roosevelt Peterson, Jr.,
and Albert Lee Peterson
P. O. Box 1774

Grantee's Name Cindy D. Fletcher
Mailing Address P. O. Box 1774
Columbiana, Alabama 35051

Property Address 235 Joinertown Road
Columbiana, Alabama 35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 18,500.00 x 3/4 = \$13,875.00

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 Property Tax Commissioner Assessment
☐ 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 6-14-22

Print

Cindy D. Fletcher

☐ Unattested

Kim M. Fortner
(verified by)

Sign

Cindy D. Fletcher
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1