

20221007000383380 1/6 \$372.50  
Shelby Cnty. Judge of Probate, AL  
10/07/2022 12:32:09 PM FILED/CERT

This instrument was prepared without benefit of title evidence 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 Three Hundred Thirty-three Thousand Three Hundred Thirty-three and 33/100 DOLLARS (\$333,333.33) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Teresa P. Vest, married; Scarlet Little Thompson, married; Autumn Little, unmarried; and Anna K. Wimberley, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto M. Wayne Peters (herein referred to as GRANTEE) all of their interest in the following described real estate situated in Shelby County, Alabama to-wit:

See attached legal description. Also included in this conveyance are all easements appurtenant to the described property.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

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

The above-described property was owned by Grover C. Peters and wife, Betty H. Peters, as joint tenants with right of survivorship by virtue of the deed recorded in Deed Book 339, Page 513, in the Probate Office of Shelby County, Alabama. Grover C. Peters died on April 1, 2009, while married to Betty H. Peters. Betty H. Peters died intestate on March 28, 2021, leaving as her heirs at law M. Wayne Peters, son; Teresa P. Vest, daughter; and Scarlet Little Thompson, Autumn Little, and Anna K. Wimberley, granddaughters (children of deceased daughter, Deborah Little).

Shelby County, AL 10/07/2022  
State of Alabama  
Deed Tax: \$333.50



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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs 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 GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever against the lawful claims of all persons.

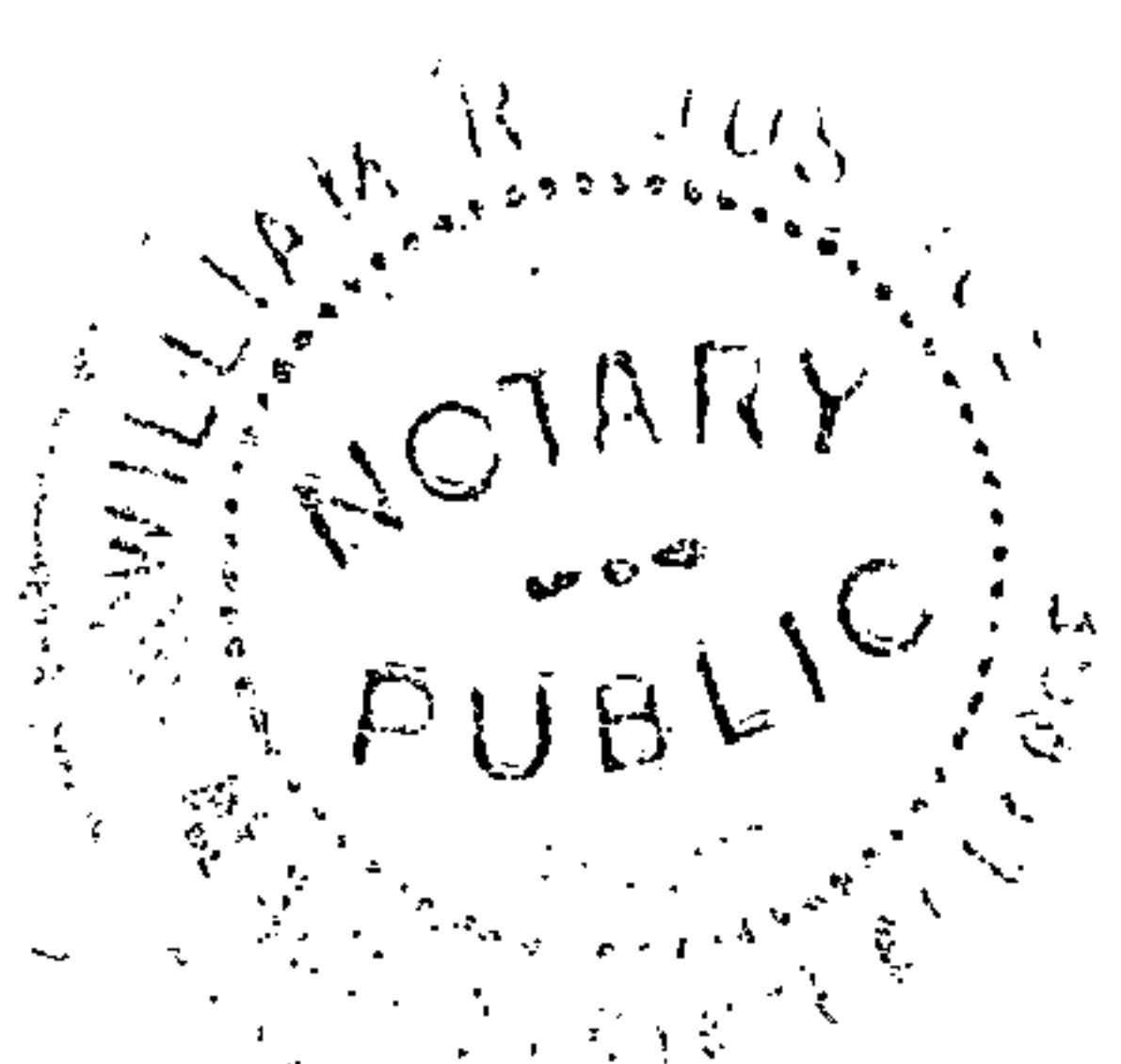
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 22nd day of September, 2022.

Teresa P. Vest  
Teresa P. Vest

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa P. Vest, 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 22nd day of September, 2022.



Walter R. Justice  
Notary Public  
My commission expires: 9/12/23

[additional signatures and notary acknowledgments on following pages]

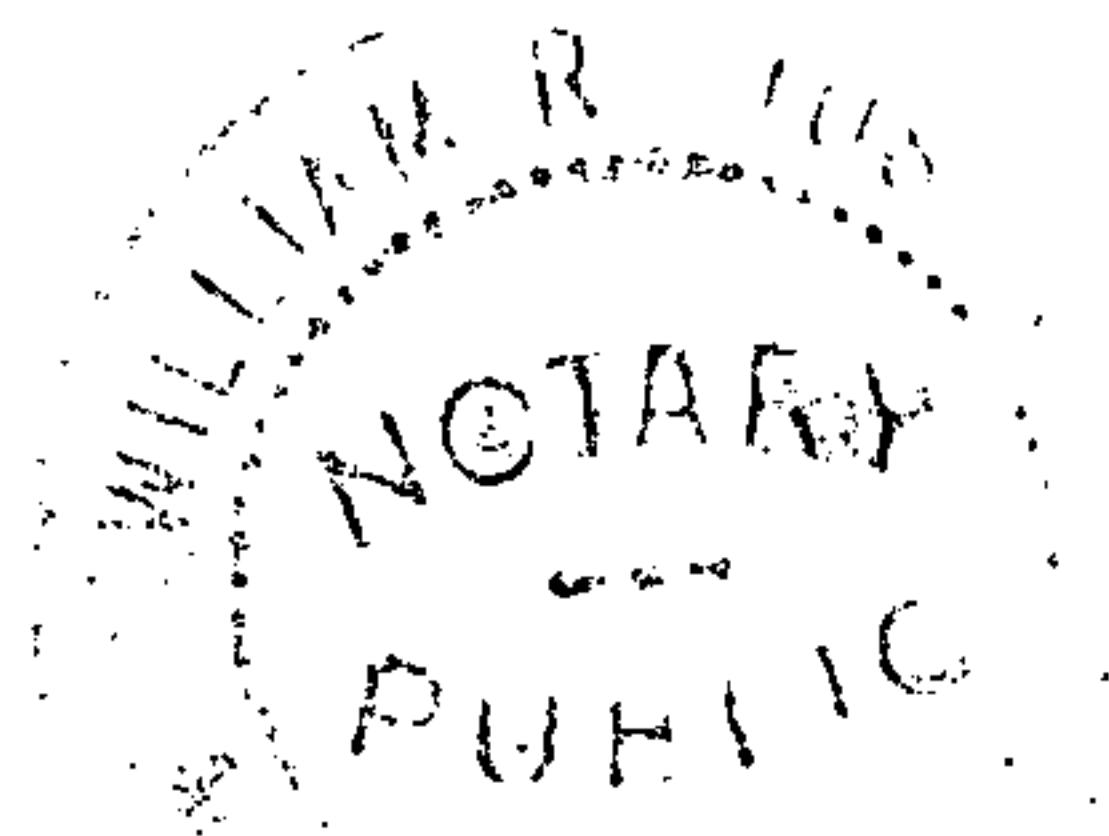


*Scarlet Little Thompson*  
Scarlet Little Thompson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scarlet Little Thompson, 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 22nd day of September, 2022.



*William R. Jenkins*  
Notary Public  
My commission expires: 9/12/23

*Autumn Little*  
Autumn Little

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Autumn Little, 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 22nd day of September, 2022.



*William R. Jenkins*  
Notary Public  
My commission expires: 9/12/23

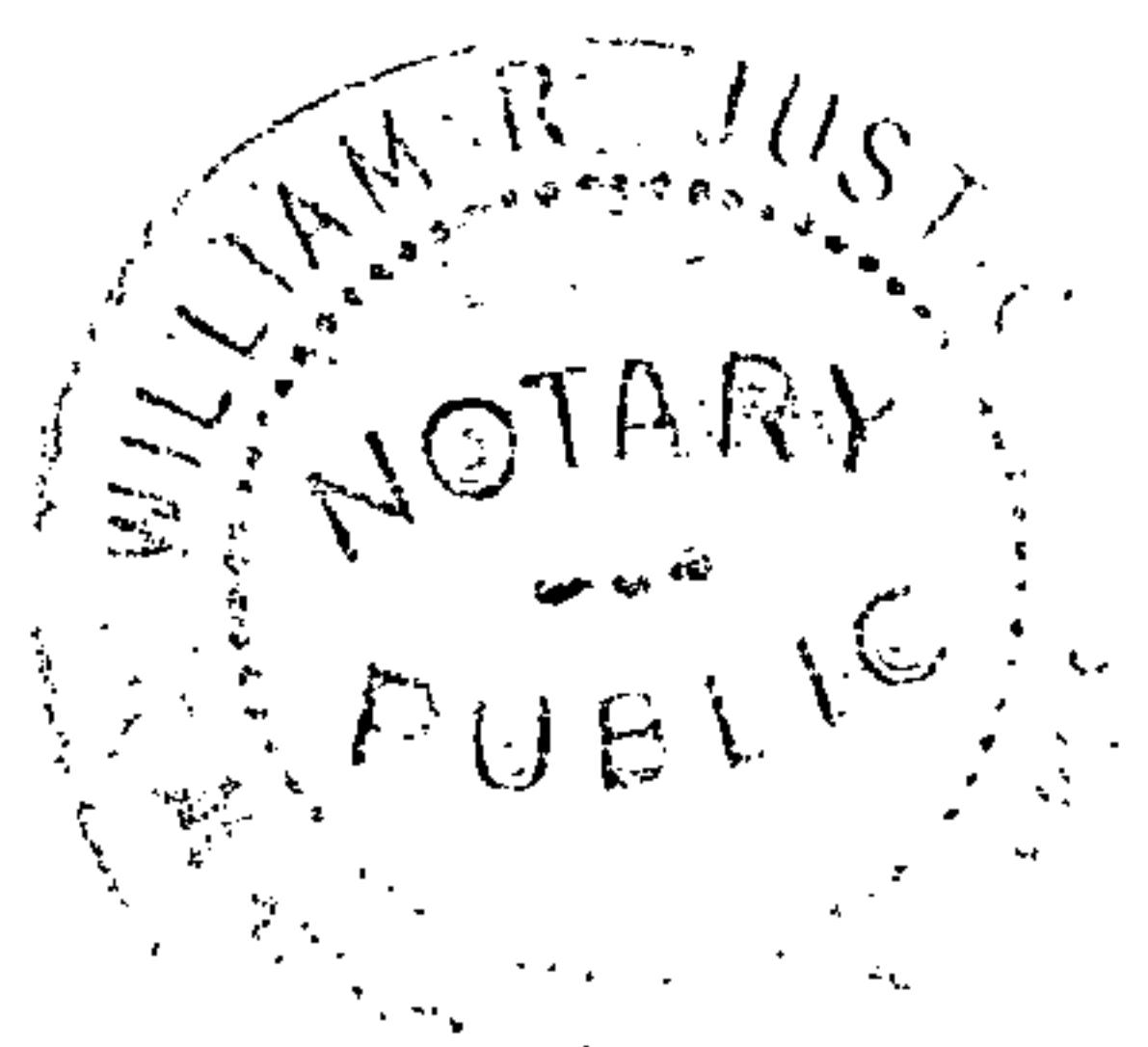
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Anna K. Wimberley  
Anna K. Wimberley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anna K. Wimberley, 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 22nd day of September, 2022.



Waller R. Jentus  
Notary Public

My commission expires: 9/12/23

Teresa P. Vest, Scarlet Little Thompson, Autumn Little, and Anna K. Wimberley  
to  
M. Wayne Peters

Legal Description

Begin at the NW Corner of the SE 1/4 of the SW 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 01 deg. 52 min. 32 sec. E a distance of 215.22 feet; thence S 02 deg. 19 min. 41 sec. E a distance of 214.29 sec.; thence S 02 deg. 17 min. 03 sec. E a distance of 213.01 feet; thence S 02 deg. 37 min. 14 sec. E a distance of 72.63 feet; thence S 87 deg. 43 min. 11 sec. E a distance of 1975.18 feet; thence N 06 deg. 36 min. 08 sec. E a distance of 210.09 feet; thence N 87 deg. 46 min. 45 sec. W a distance of 590.49 feet; thence N 01 deg. 30 min. 02 sec. W a distance of 469.75 feet; thence N 86 deg. 17 min. 58 sec. W a distance of 1425.95 feet to the POINT OF BEGINNING.

Said Parcel containing 25.42 acres, more or less.

SUBJECT TO a 60' Easement, as recorded in Deed Book 342, Page 608, in the Office of the Judge of Probate of Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name see deed  
Mailing Address 2180 Canary Dr  
Auburn, AL 36830

Grantee's Name M. Wayne Peters  
Mailing Address 405 Northridge Trace  
Albertville, AL 35951

Property Address 6267 Hwy 119  
Montevallo, AL 35115

Date of Sale 9/22/22  
Total Purchase Price \$ 333,333.33  
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)

Bill of Sale  Appraisal  
 Sales Contract  Other  
 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 9/22/22

Print Teresa P. Vest

Unattested



Sign

(Grantor/Grantee/Owner/Agent) circle one