

20221104000414200 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
11/04/2022 10:23:39 AM FILED/CERT

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

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

STATUTORY 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 Lee Peterson, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Bridget P. Keller (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A lot or parcel of land situated in the N ½ of the NW ¼ of Section 1, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Northwest corner of the above said N ½ of the NW ¼ of said section, thence run South and along the west line for a distance of 650.80 feet; thence run N 83 deg. 20 min. E for a distance of 302.95 feet; thence run N 7 deg. 00 min. E for a distance of 181.10 feet to the point of beginning. Thence continue along same line for a distance of 210.0 feet; thence run N 80 deg. 00 min. E for a distance of 210.0 feet; thence run S 7 deg. 00 min. W for a distance of 210.0 feet; thence run S 80 deg. 00 min. W for a distance of 210.0 feet to the point of beginning, and containing One Acre, more or less.

Also, a lot or parcel of land situated in the N ½ of the NW ¼ of Section 1, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Northwest corner of the above said N ½ of the NW ¼ of said Section 1, Township 19 South, Range 2 East; thence run South and along the west line for a distance of 650.80 feet; thence run N 83 deg. 20 min. E for a distance of 302.95 feet; thence run N 7 deg. 00 min. for a distance of 391.10 feet to the point of beginning; thence continue along said line for a distance of 105.0 feet; thence run N 80 deg. 00 min. E for a distance of 210.0 feet; thence run S 7 deg. 00 min. W for a distance of 105.0 feet; thence run S 80 deg. 00 min. W for a distance of 210.0 feet to the point of beginning.

Shelby County, AL 11/04/2022
State of Alabama
Deed Tax: \$54.50

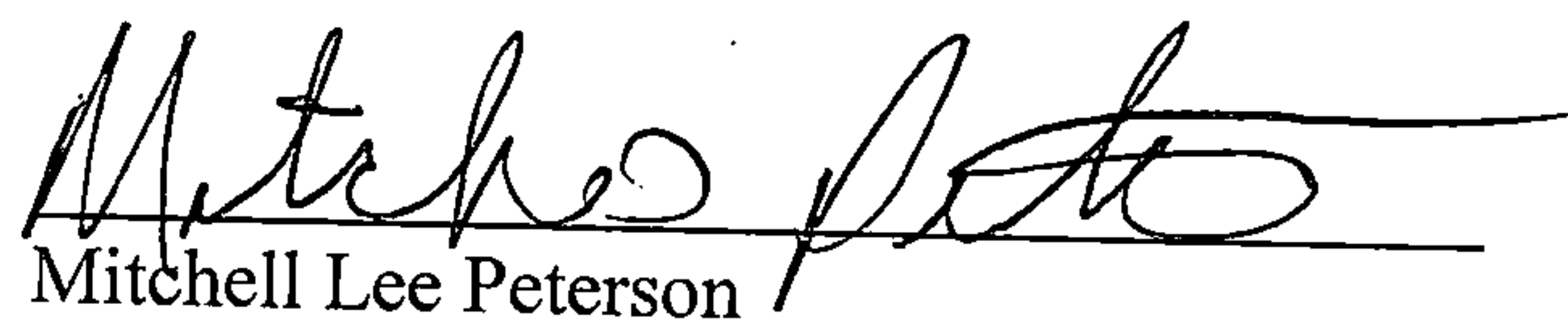


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The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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

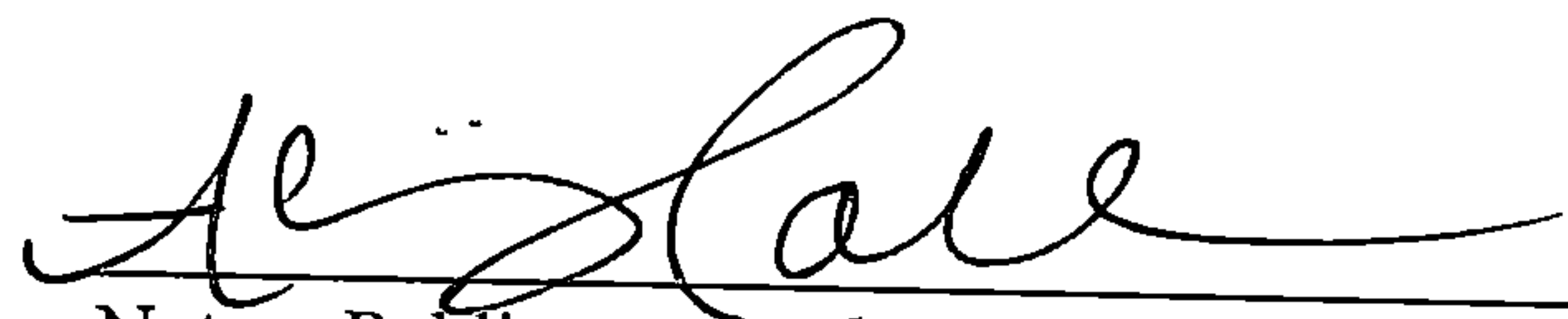
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
3 day of November, 2022.


Mitchell Lee Peterson

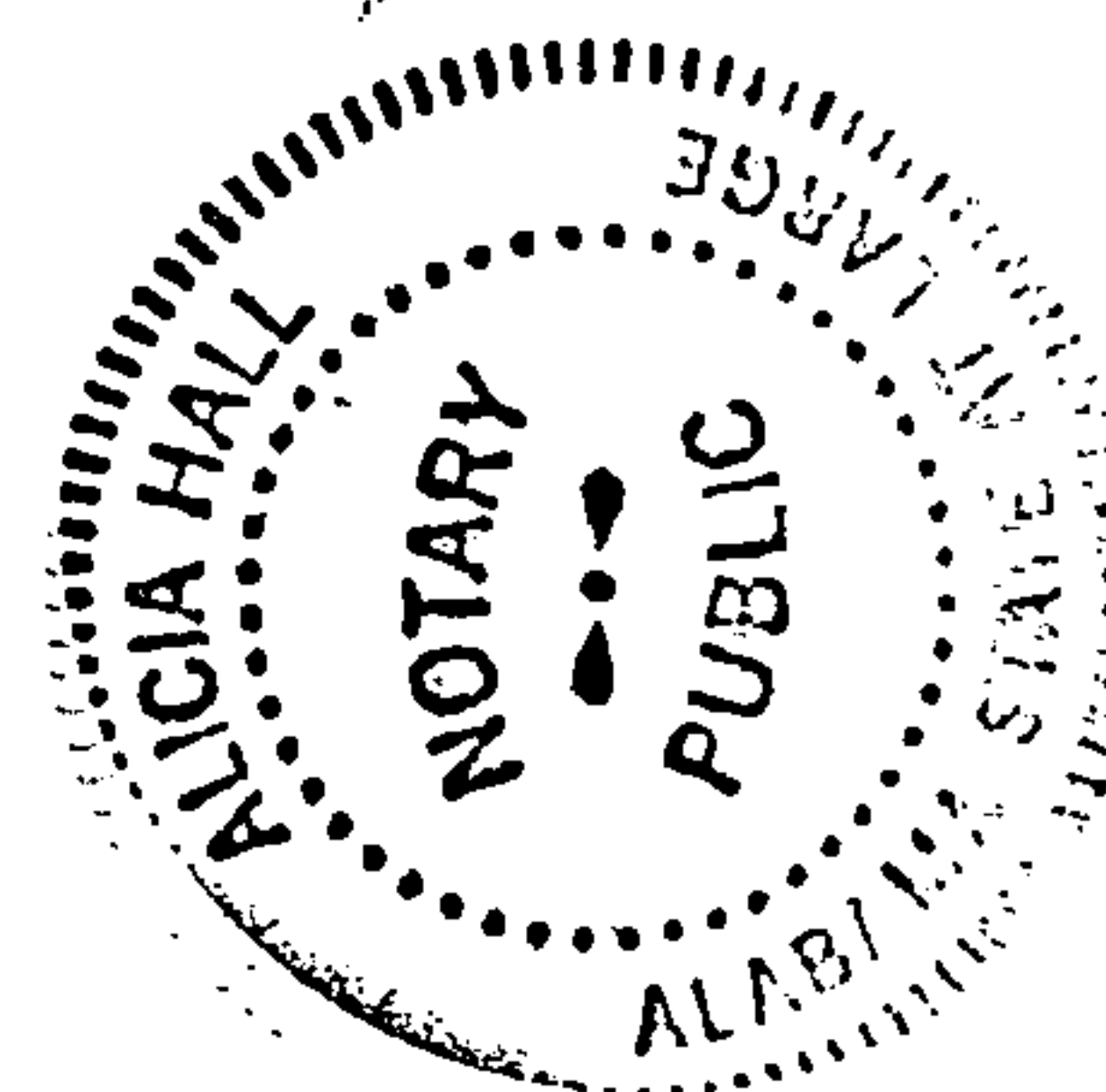
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell Lee 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 3 day of November, 2022.


Notary Public

My commission expires: 5/24/2026



Real Estate Sales Validation Form

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

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

Grantee's Name Bridget P. Keller
Mailing Address P.O. Box 348
Harpersville, AL 35078

Property Address 256 Hardy Drive
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 54,180

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other assessor's current market value

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 _____

Print Bridget Keller

Sign Bridget Keller

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1