

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Venada I. Peeples and Janan P. Crouse
244 Kings Crest Lane
Pelham, AL 35124

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Eighty Thousand And No/100 Dollars (\$580,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Sarah Sharon McEwen Yeager, deceased, Shelby County Probate Case #PR-2022-000685 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Venada I. Peeples and Gary L. Peeples and Janan P. Crouse (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 86, according to the Survey of Weatherly King's Crest Sector 3, Phase 3, as recorded in Map Book 18, pages 38A & 38B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Sarah Sharon McEwen Yeager was the surviving grantee of that certain deed recorded in Instrument 20080410000145280; the other grantee, David W. Yeager, having died on or about July 6, 2013.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19th day of Jan, 20 23.

Estate of Sarah Sharon McEwen Yeager, deceased, Shelby County Probate Case #PR-2022-000685

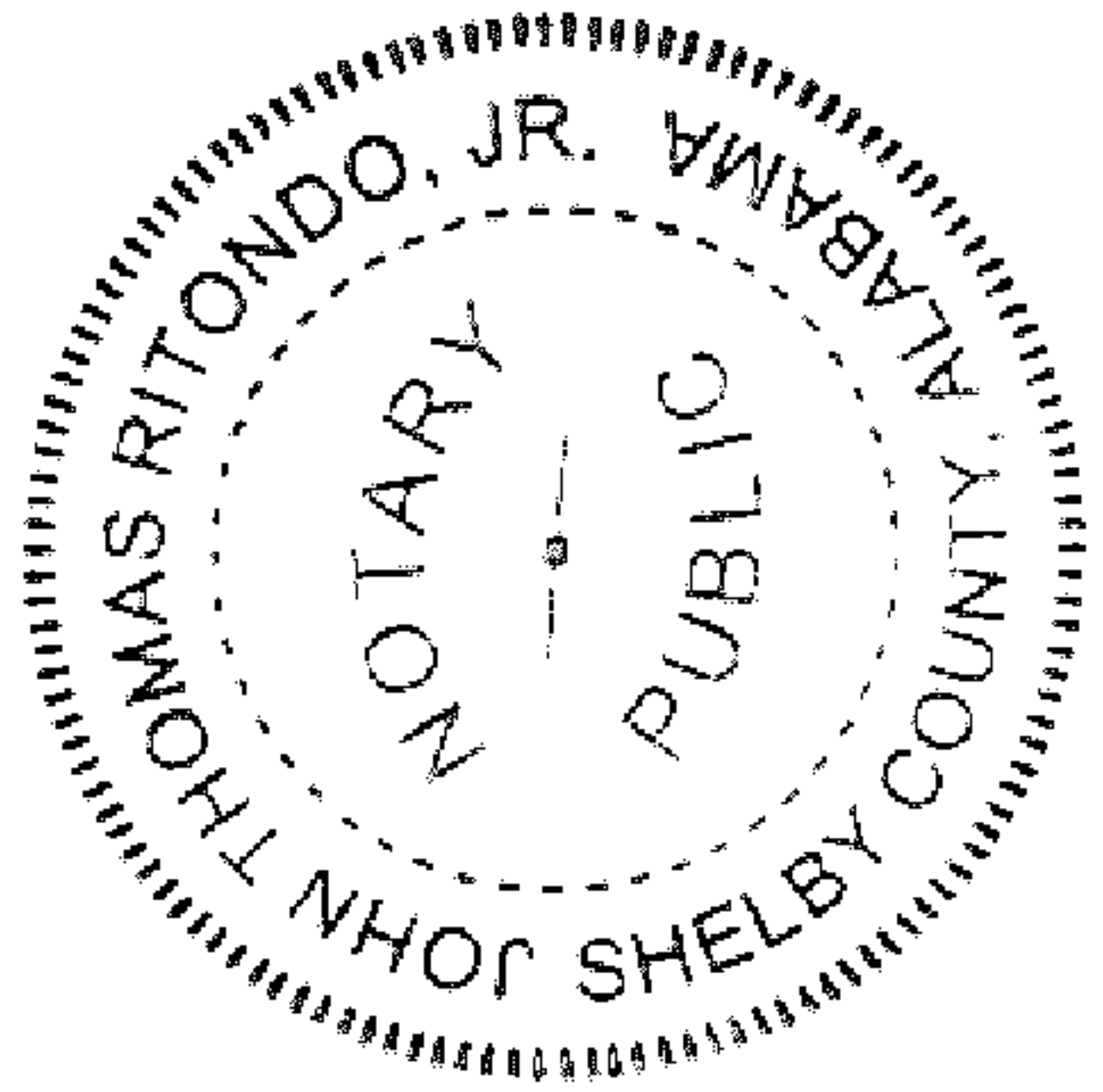
BY: [Signature]
David William Yeager
Personal Representative

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David William Yeager whose name as Personal Representative for The Estate of Estate of Sarah Sharon McEwen Yeager, deceased, Shelby County Probate Case #PR-2022-000685 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/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 19th day of Jan, 20 23

[Signature]
Notary Public
My commission expires:



John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Real Estate Sales Validation Form

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

Grantor's Name Estate of Sarah Sharon McEwen
Yeager, deceased, Shelby County
Probate Case #PR-2022-000685

Grantee's Name Venada I. Peeples and Janan P.
Crouse and Gary L. Peeples

Mailing Address 17356 Forest Hill Dr
Athens, AL 35613

Mailing Address 244 Kings Crest Lane
Pelham, AL 35124

Property Address 244 Kings Crest Lane
Pelham, AL 35124

Date of Sale January 19, 2023
Total Purchase Price \$580,000.00

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 - Estate of Sarah Sharon McEwen Yeager, deceased, Shelby County
Probate Case #PR-2022-000685, 17356 Forest Hill Dr, Athens, AL 35613.

Grantee's name and mailing address - Venada I. Peeples and Janan P. Crouse and Gary L. Peeples, 244 Kings
Crest Lane, Pelham, AL 35124.

Property address - 244 Kings Crest Lane, Pelham, AL 35124

Date of Sale - January 19, 2023.

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: January 19, 2023

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2023 12:27:04 PM
\$609.00 JOANN
20230120000016770

Allen S. Bayl