

This document prepared by:)
)
Glen McCord)
Attorney at Law)
Post Office Box 62)
Chelsea, AL 35043)
) -----Above this line for reserved for official use only-----

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in valuable consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BRENDA MARTIN KIDD, DIANNE MARTIN, LEWIS MARTIN, BRUCE MARTIN, EARNESTINE BUIE WALKER AND B. BROOKER**, all being relatives hereinafter referred to as "Grantors", do hereby remise, release, quitclaim, grant and convey unto **BRADLEY M. PEAK**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

LEGAL DESCRIPTION

Commencing at a 5/8" Solid Iron Rod Found locally accepted as the Southwest Corner of the SW¼ of the NW¼ of Section 6, T-22-S, R-1-E, Shelby County, Alabama; thence N01°23'47"E, 542.27 feet to an Iron Rod Set(CA1066LS); thence N01°23'47"E, 124.77 feet to an Iron Rod Set(CA1066LS); thence N87°19'21"E, 1308.31 feet to an Iron Rod Set(CA1066LS) on a Yellow Painted Treeline; thence N03°05'37"W, 638.87 feet along said painted treeline to a 2" Open End Pipe Found and also being the Point of Beginning; thence N02°27'05"W, 1347.83 feet to an Iron Rod Found(NoCap); thence S86°57'22"W, 161.91 feet to an Iron Rod Found(NoCap); thence S87°23'03"W, 949.53 feet to an Iron Rod Found(CapIllegible); thence S87°14'56"W, 226.03 feet to a 5/8" Solid Iron Rod Found; thence S03°27'48"E, 665.59 feet to a 5/8" Solid Iron Rod Found; thence S04°13'44"E, 682.24 feet; thence N87°19'21"E, 1304.55 feet to the point of beginning.

Said parcel of land lying in the of the NW¼ of the NW¼ of Section 6, T-22-S, R-1-E, Shelby County, Alabama and containing [40.93] acres more or less.

This conveyance is made subject to any and all easements, reservations, restrictions, rights-of-way heretofore filed for record which affect said property; all mineral and mining rights heretofore reserved and not owned by Grantor; any and all rights of parties in possession, variation in area or in measurements, boundary line disputes, roadway, unrecorded servitudes or easements, any matters not of record including lack of access which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives, executors and assigns forever.

The property herein conveyed is not a part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2 (1975) as amended.

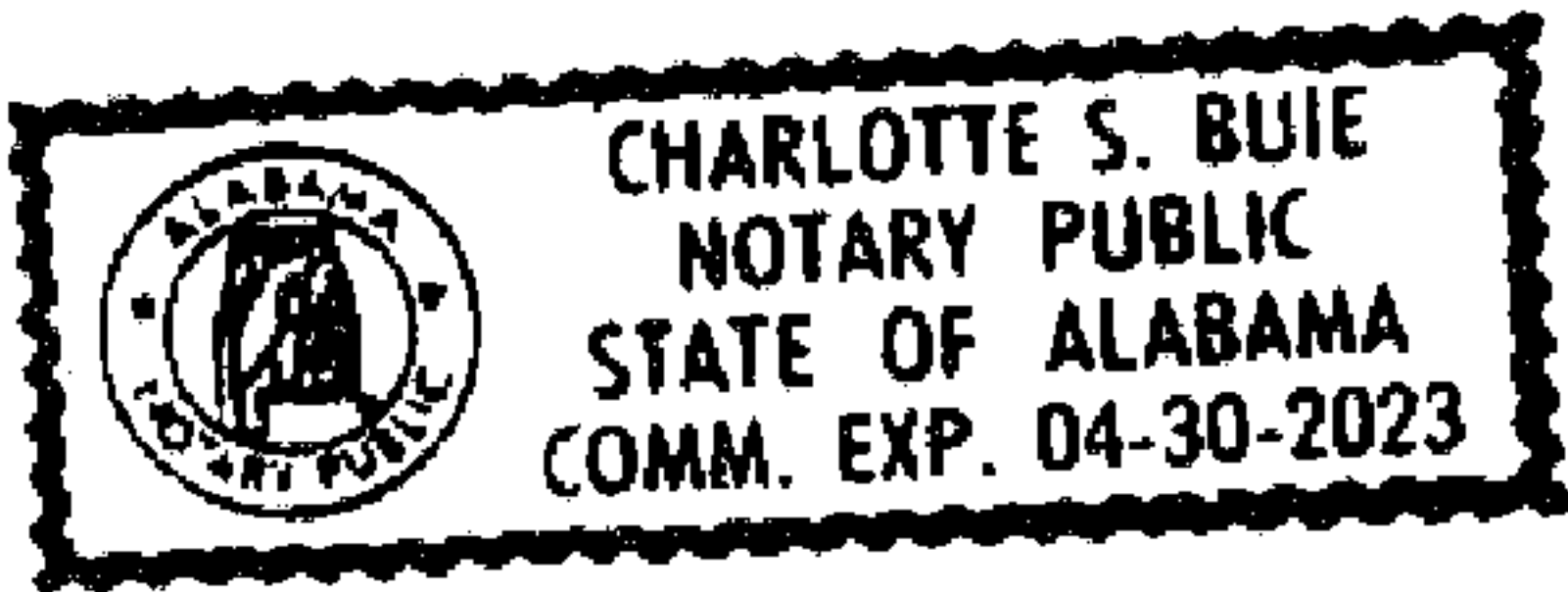
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 2023.

Brenda Martin Kidd
BRENDA MARTIN KIDD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **BRENDA MARTIN KIDD**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of January, 2023.



Charlotte S Buie
Notary Public
My Commission Expires: 4-30-23

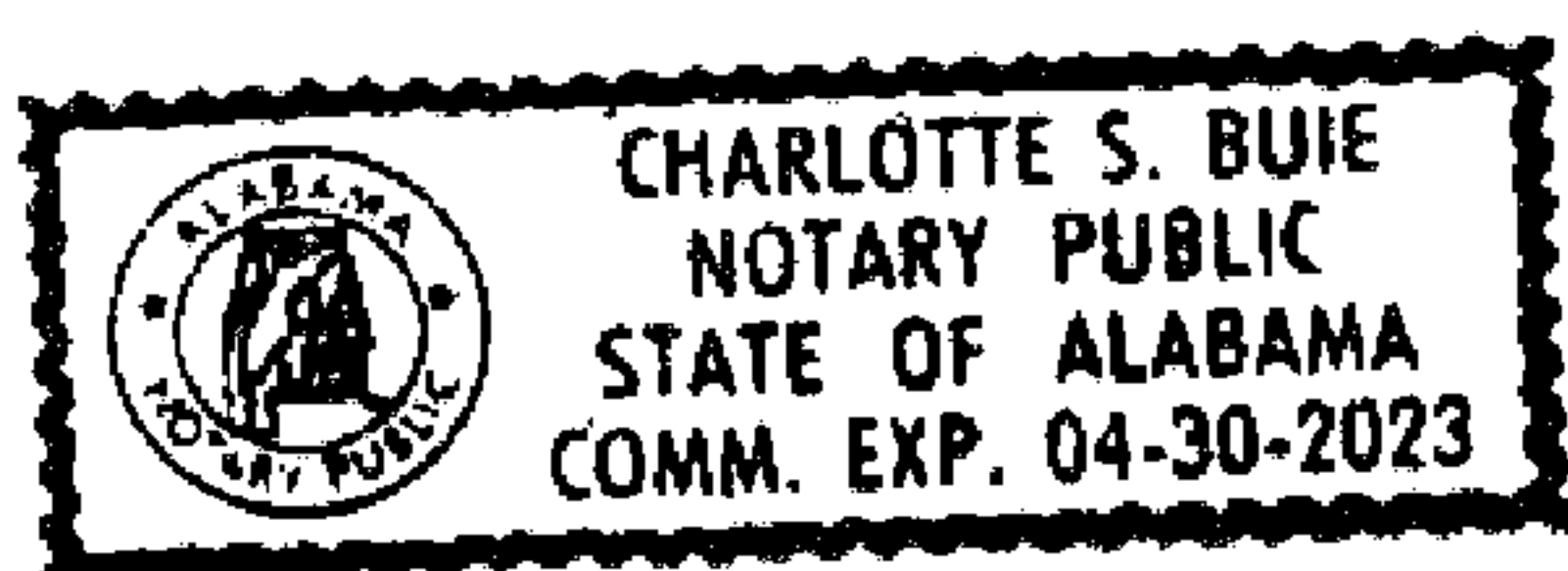
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 2023.

Dianne Martin
DIANNE MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **DIANNE MARTIN**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of January, 2023.



Charlotte S Buie
Notary Public
My Commission Expires: 4-30-23

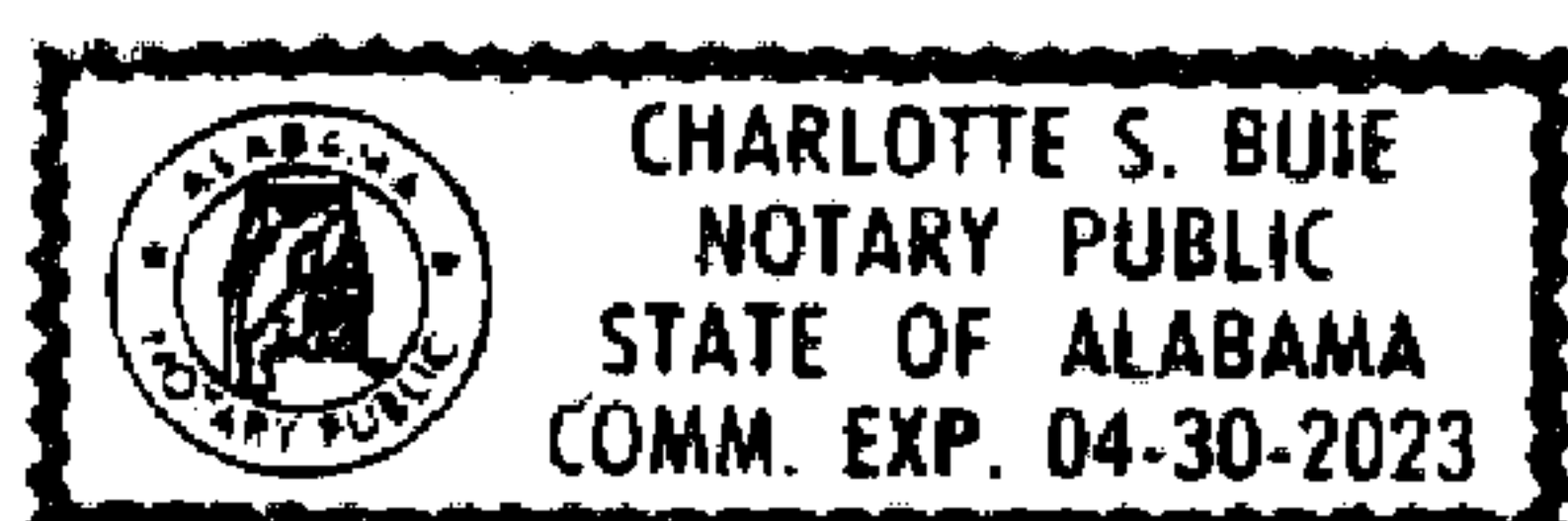
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 2023.

Lewis Martin
LEWIS MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **LEWIS MARTIN**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of January, 2023.



Charlotte S Buie
Notary Public
My Commission Expires: 4-30-23

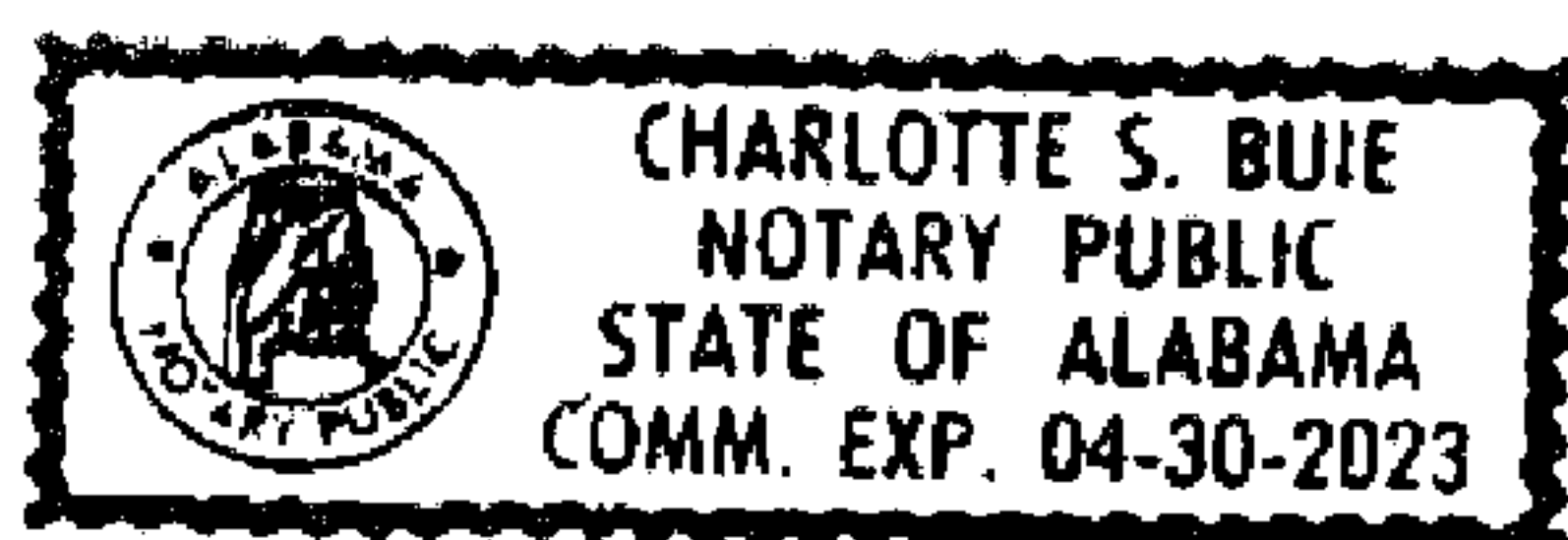
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 2023.

Bruce Martin
BRUCE MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **BRUCE MARTIN**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of January, 2023.



Charlotte S Buie
Notary Public
My Commission Expires: 4-30-23

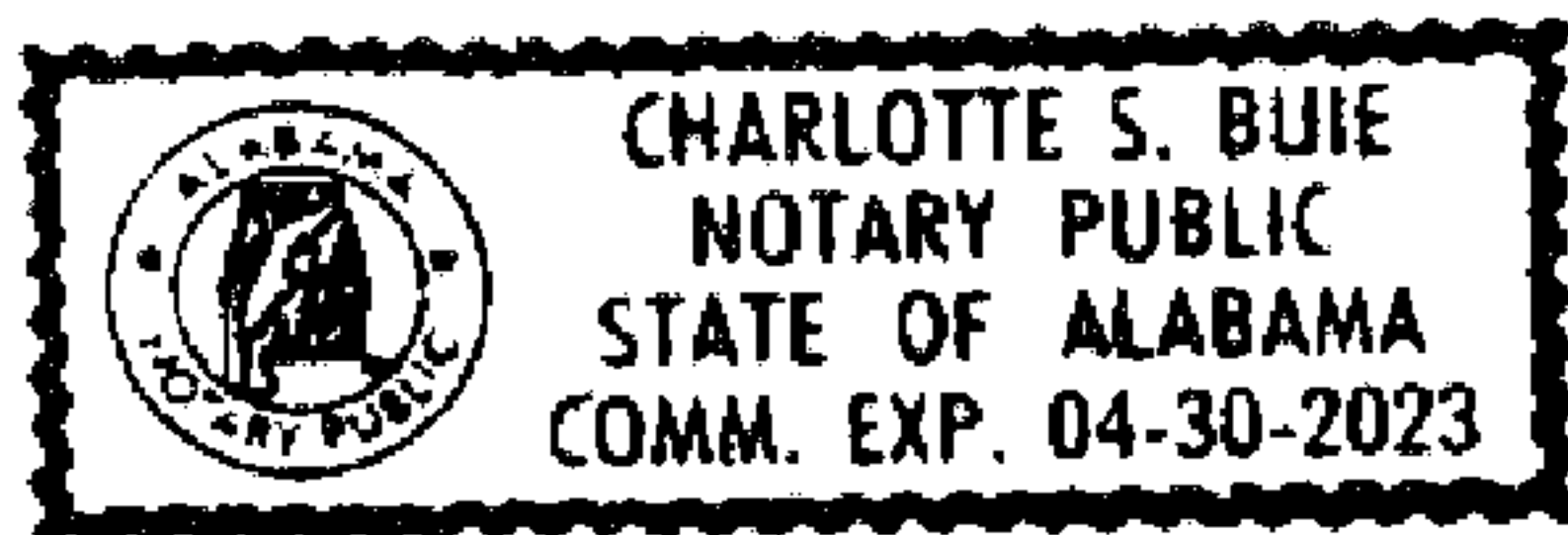
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 2023.

Earnestine Buie Walker
EARNESTINE BUIE WALKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **EARNESTINE BUIE WALKER**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of January, 2023.



Charlotte S Buie
Notary Public
My Commission Expires: 4-30-23

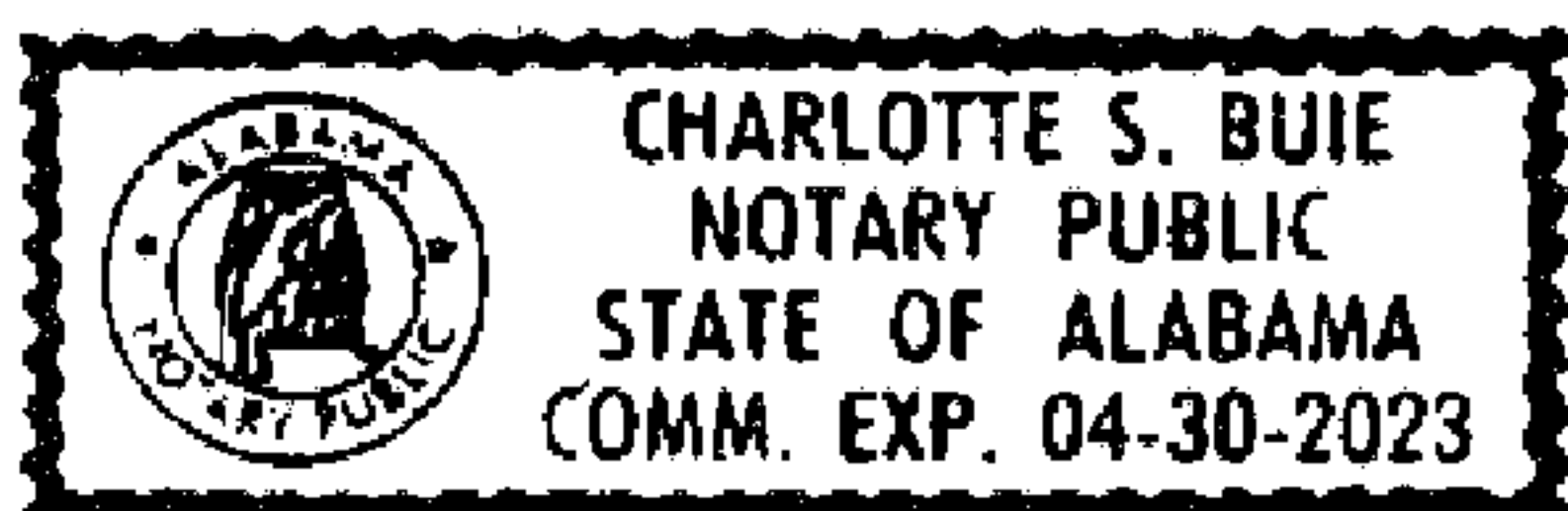
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 2023.

Barbara Brooker
B. BROOKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **B. BROOKER**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of January, 2023.



Charlotte S Buie
Notary Public
My Commission Expires: 4-30-23

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such Attorney.

Grantee Name and Address
BRADLEY M. PEAK
2524 Arbor Cove
Hoover, AL 35244
SEND TAX STATEMENTS TO GRANTEE



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/24/2023 08:05:05 AM
 \$40.00 PAYGE
 20230124000019020

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Brenda Martin Kidd
 Mailing Address 1004 East Butler Rd
Columbiana, AL
3685

Grantee's Name BRADLEY M. PEAK
 Mailing Address 2524 Arbor Cove
Hoover, Alabama 35244

Property Address Valant
Land

Date of Sale 1-23-23
 Total Purchase Price \$ 5,000.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 1-23-23

Print Nike T. Atchison

☐ Unattested

Sign Nike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1