

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

James Thomas Wilson
9359 Brook Forest Circle
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eighteen Thousand Nine Hundred and 00/100 Dollars (\$218,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **DENNIS ROBIN PEDERSEN AND PATRICIA JOY PEDERSEN, BY DENNIS ROBIN PEDERSEN, HER ATTORNEY-IN-FACT BY POWER OF ATTORNEY, HUSBAND AND WIFE** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JAMES THOMAS WILSON** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

Lot 49-A, according to the Survey of Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$207,955.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

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

Real Estate Sales Validation Form

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

Grantor's Name	Dennis Robin Pedersen Patricia Joy Pedersen	Grantee's Name	James Thomas Wilson
Mailing Address	481 Fieldstone Drive Helena, Alabama 35080	Mailing Address	9359 Brook Forest Circle Helena, Alabama 35080
Property Address	9359 Brook Forest Circle Helena, Alabama 35080	Date of Sale	February 15, 2023
		Total Purchase Price	\$218,900.00
		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
<input checked="" type="checkbox"/> _____	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: February 15, 2023

Print: James Thomas Wilson

Unattested _____

Sign *James Thomas Wilson*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/16/2023 08:07:25 AM
\$39.00 JOANN
20230216000041450

Allen S. Beal