

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

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

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

20230224000050100 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/24/2023 09:43:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Jimmy Peters, ___married (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Wanda Faye Peters (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin 50 feet south of the NE corner of Block 45 Dunston's survey of the Town of Calera, Alabama; thence in a westerly direction 150 feet, thence south 50 feet, thence in an Easterly direction 150 feet, thence North along the Montgomery Highway 50 feet to the point of beginning. Being the same property conveyed to J. H. Peters and Annie Sue Harkins by deed recorded in Deed Book 126 Page 199 in the Probate Office of Shelby County, Alabama.

This deed is executed for a nominal consideration in order to clear title.

The above-described property is not the homestead of GRANTOR or GRANTOR's spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 16 day of Dec, 2022.

Jimmy Peters
Jimmy Peters

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmy Peters, 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 or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2022.



Kari Broom
Notary Public

My commission expires: August 17, 2025

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	Grantee's Name	Wanda Faye Peters
Mailing Address	156 Primrose Lane Shelby, AL 35143	Mailing Address	156 Primrose Lane Shelby, AL 35143
Property Address	7910 Hwy 31 Calera, AL 35040	Date of Sale	20230224000050100 2/2 \$26.00 Shelby Cnty Judge of Probate, AL 02/24/2023 09:43:38 AM FILED/CERT
		Total Purchase Price	\$
		or	
		Actual Value	\$ 5,000.00
		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	TO CLEAR TITLE
☒ Sales Contract	☒ Other 1/6 contract price	
☐ 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 _____

Print William R. Justice

Unattested

(verified by)

Sign

William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1