


This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
J & R Properties, LLC  
P O Box 555  
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20230224000050110 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
02/24/2023 09:43:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Thousand and No/00 Dollars.....(\$30,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Wanda Faye Peters, unmarried, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **J & R Properties, LLC (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

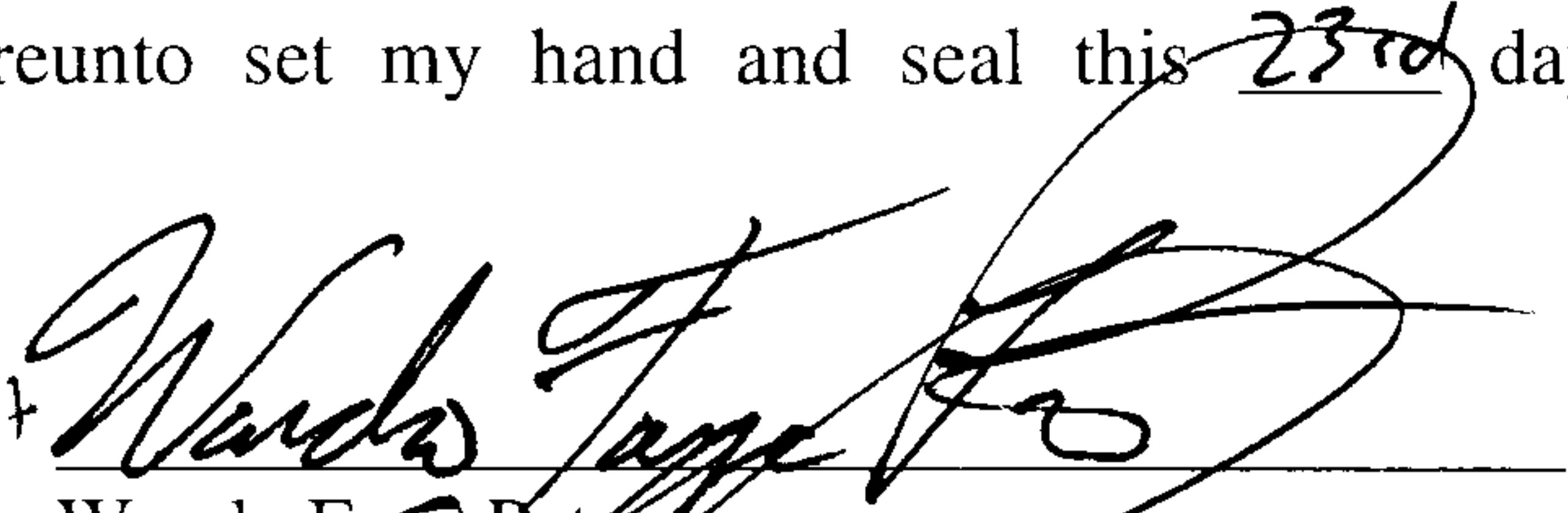
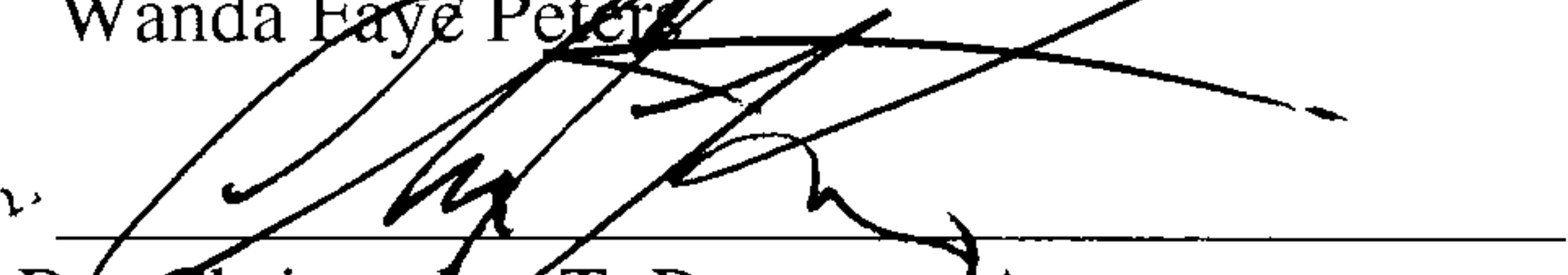
Begin 50 feet South of the NE corner of Block 5 Dunston’s survey of the Town of Calera, Alabama; thence in a Westerly direction 150 feet, thence South 50 feet, thence in an Easterly direction 150 feet, thence North along the Montgomery Highway 50 feet to the Point of Beginning.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23<sup>rd</sup> day of February, 2023.

  
Wanda Faye Peters  
  
By: Christopher T. Peters, as Agent

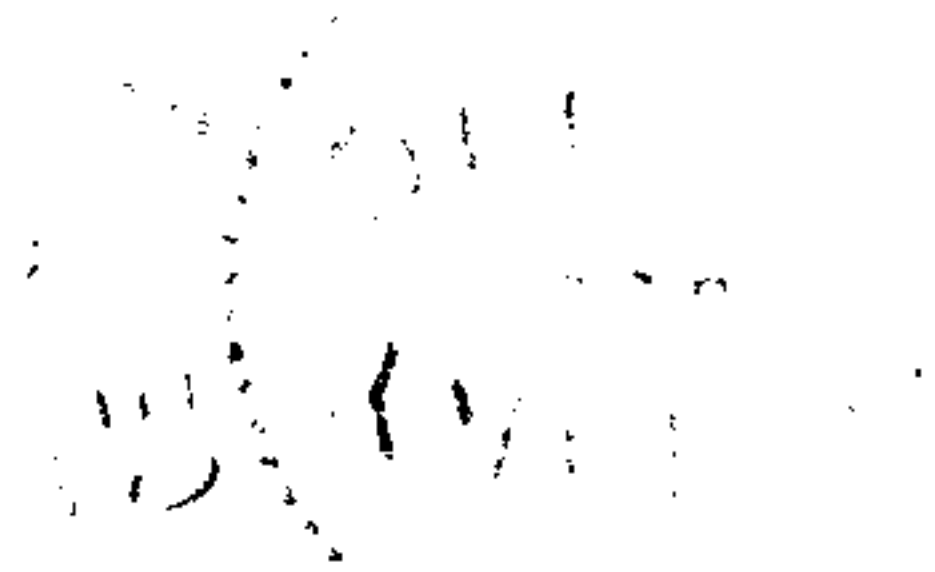
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher T. Peters, as Agent for Wanda Faye Peter, 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 23<sup>rd</sup> day of ~~January~~ <sup>February</sup>, 2023.

  
Notary Public

My Commission Expires: 9/12/23





## Real Estate Sales Validation Form

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

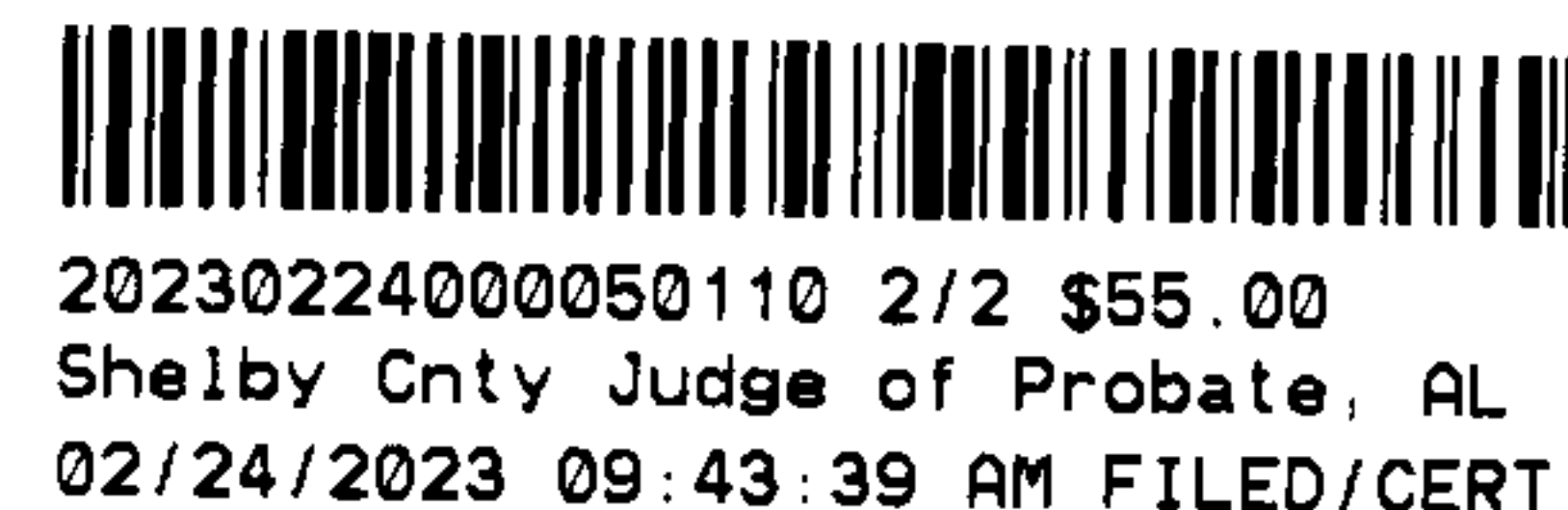
Grantor's Name Wanda Faye Peters  
Mailing Address 156 Primrose Lane  
Shelby, AL 35143

Grantee's Name J & R Properties, LLC  
Mailing Address PO Box 555  
Montevallo, AL 35115

Property Address 7910 Hwy 31  
Calera, AL 35040

Date of Sale 2/23/23  
Total Purchase Price \$ 30,000.00

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 2/23/23

X Print

X Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1