

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed



20230329000087190 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/29/2023 11:41:53 AM FILED/CERT

Know all Men by these Presents, That, in consideration of Ten (\$10.00) and 00/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **ALLEN PEEL, a married man** (herein referred to as "Grantor"), does hereby these presents grant, bargain, sell and convey unto **ALLEN PEEL** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the SW ¼ of the SW ¼ lying south and east of the Cahaba River, Section 25, Township 21 South, Range 5 West; that part of the SE ¼ of the SE ¼ lying south and east of the Cahaba River, Section 26, Township 21 South, Range 5 West; that part of the E ½ of the NE ¼ lying north and east of the Cahaba River, Section 35, Township 21 South, Range 5 West; that part of the NW ¼ of the NW ¼, Section 36 lying north of the Cahaba River, Township 21 South, Range 5 West, Shelby County, Alabama.

Together with an exclusive easement for right-of-way for ingress and egress across the following described property: A 30' road beginning in the NW ¼ of the NE ¼ of Section 24, Township 21 South, Range 5 West; then running in a southwesterly direction through the SW ¼ of the NE ¼, then continuing southwesterly through the NW ¼ of the SE ¼, then continuing southwesterly through the SW ¼ of Section 24, Township 21 South, Range 5 West to the north line of the NW ¼ of the NW ¼ of Section 25, Township 21 South, Range 5 West. Thence run in a southerly to southeasterly direction through the NW ¼ of the NE ¼ of the SW ¼ to the south line of the NE ¼ of SW ¼ of Section 25, Township 21 South, Range 5 West in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor or his spouse.

- This being the same property originally deeded to Herman Peel and Lois Peel and the subject property of an Heirship Affidavit filed concurrently as this deed.

DESCRIPTION FURNISHED BY GRANTOR AND DEED PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, THEREFORE, THERE ARE NO WARRANTIES.

To Have and To Hold the aforegranted premises to the said GRANTEE, his or her heirs and assigns forever.

And the said GRANTOR does, for himself, his heirs and assigns, covenant with said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend



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the premises to the said GRANTEE, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set their hand and seals this 13 day of March, 2023.

Allen Peel {L.S.}
Allen Peel

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **Allen Peel**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of March, 2023.

[Signature]
Notary Public
My commission expires: 12-09-2020

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
Kendall Maddox & Associates, LLC
2550 Acton Road, Suite 210
Birmingham, AL 35243

SEND TAX NOTICE TO:

Allen Peel
181 Peel Road
Helena, AL 35080

REAL ESTATE SALES VALIDATION FORMS



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THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Allen Peel
MAILING ADDRESS: 181 Peel Road
Helena, AL 35080
PROPERTY ADDRESS: 111 Acres in Sections 25, 26, 35
and 36, Township 21S, Range 5 W

GRANTEE NAME(S): Allen Peel
MAILING ADDRESS: 181 Peel Road
Helena, AL 35080

DATE OF SALE: 3-13-23
TOTAL PURCHASE PRICE: \$ 10,000

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 3-13-23

Print: Allen Peel

Unattested
(verified by)

Sign: Allen Peel
(Grantor/Grantee/Owner/Agent)