

This Instrument Prepared By:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send Tax Notice To:
Angelo and Verona Petite
249 Stoneykirk Way
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, ANGELO LOUIS PETITE AND DELORES VERONA PETITE, married husband and wife (hereinafter, the "GRANTORS") hereby remises, releases, quitclaims, grants, sells, and conveys to Angelo Louis Petite, Jr., in his representative capacity as Co-Trustee to The Petite Family Trust, AND Delores Verona Petite, in her representative capacity as Co-Trustee to The Petite Family Trust, (hereinafter, the "GRANTEE"), all its right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Property Address: 249 Stoneykirk Way, Pelham, AL 35124

Legal Description: Lot 1718, according to the Final Plat of Stoneykirk at Ballantrae Phase 5, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama.

Tax ID: 14-8-28-2-007-011.000

to have and to hold to said Grantee forever.

No warranties are given by the preparer. None of the above consideration is from a purchase money mortgage filed simultaneously with this deed. Mortgage amount is \$0.00.

It is the intention of the parties for the Grantee to be The Petite Family Trust, dated February 8, 2023. To the extent that The Petite Family Trust, dated February 8, 2023, is not considered to be a legal entity, this deed names the Co-Trustees of The Petite Family Trust as the Grantees, in their representative capacity on behalf of The Petite Family Trust.

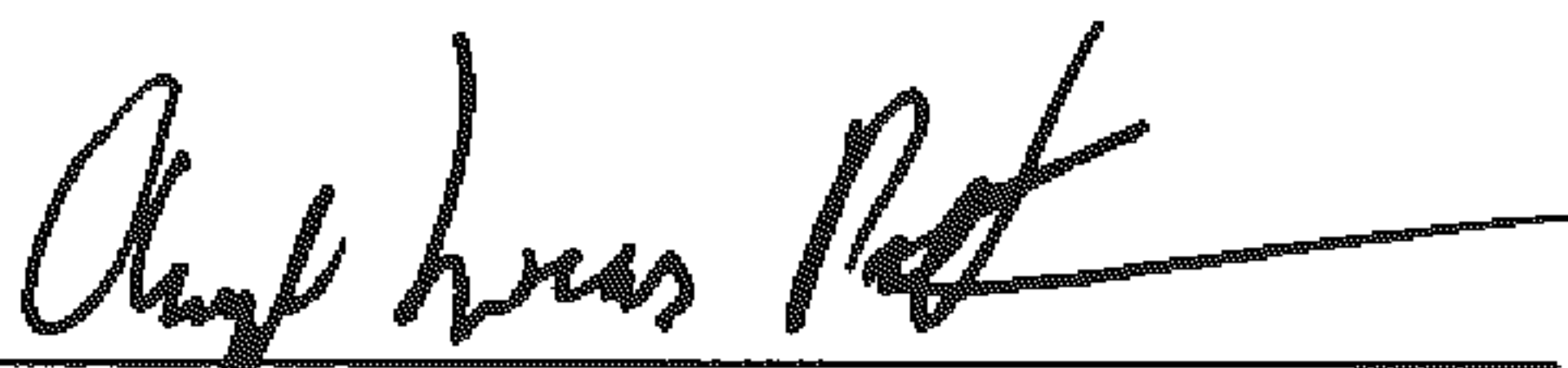
Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein. Subject to 2022 property taxes and all subsequent years property taxes which are not yet due and

payable.

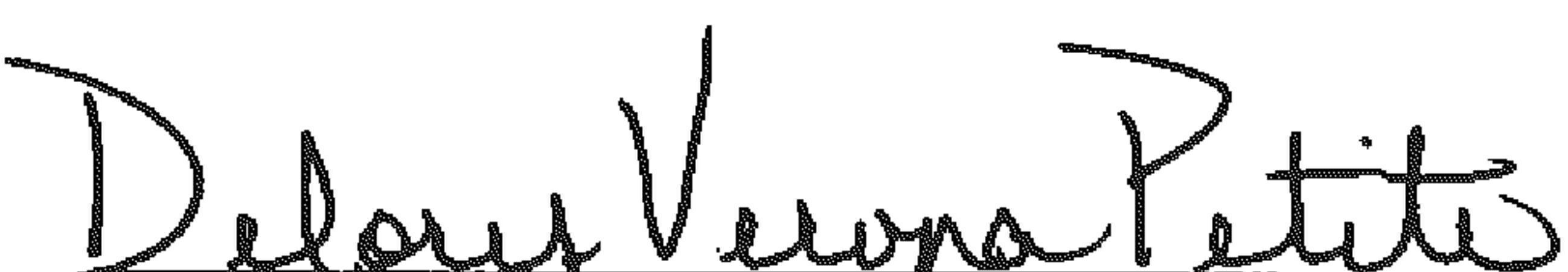
To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under her hand and seal, this 12th day of April, 2023.

GRANTOR


ANGELO LOUIS PETITE

GRANTOR

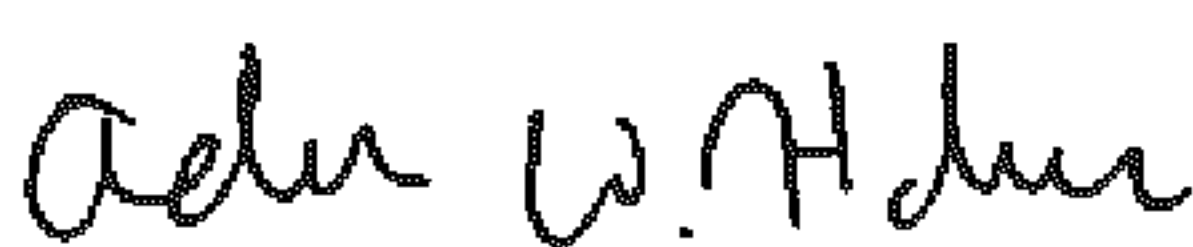

DELORES VERONA PETITE

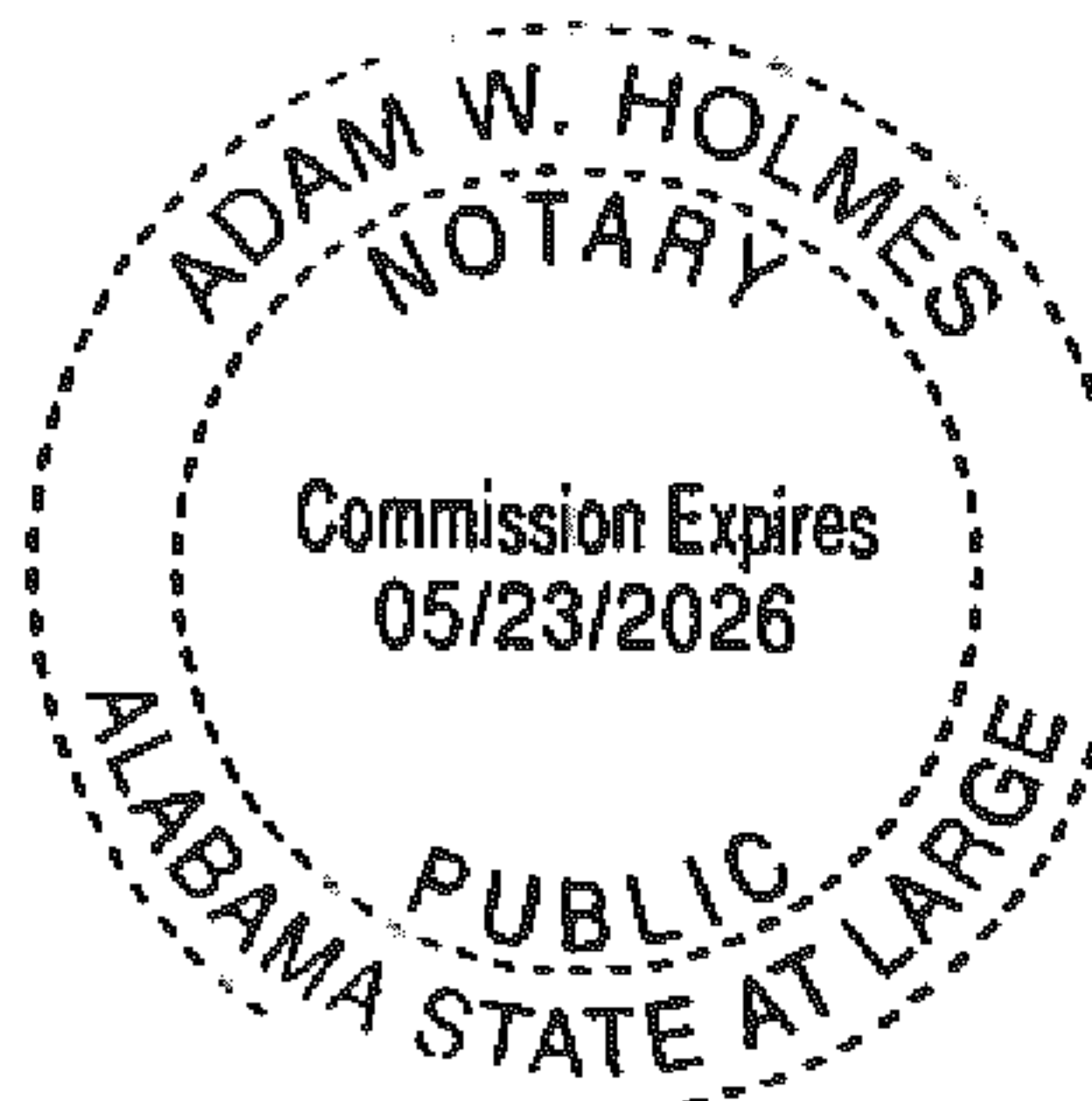
STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgement

I, Adam Holmes, the undersigned authority, a Notary Public in and for said County and State, hereby certify that ANGELO LOUIS PETITE AND DELORES VERONA PETITE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 12th day of April, 2023.


Notary Public
My commission expires: 05-23-2026



Real Estate Sales Validation Form

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

Grantor's Name Angelo + Delores Petite
 Mailing Address 249 Stoneykirk Way
Pelham, AL
35124

Grantee's Name Petite Family Trust
 Mailing Address 249 Stoneykirk Way
Pelham, AL
35124

Property Address 249 Stoneykirk Way
Pelham, AL
35124

Date of Sale 4/12/23
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 525,600.00

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 tax records

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 Mary Stewart Nelson Thompson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/12/2023 03:43:50 PM
 \$555.00 BRITTANI
 20230412000103330

Allen S. Bayl