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Tuscaloosa, AL 35401  
205-523-0198

Source of Title: Deed Book 245 at Page 216  
Estate Page \_\_\_\_\_ Thomas McCurdy Peters  
Estate Page \_\_\_\_\_ Bette Peters

§ WARRANTY DEED  
§

WHEREAS, by a Decree dated the 13<sup>th</sup> day of February, 2023, rendered by the Probate Court of Tuscaloosa County, Alabama, in the case of the Estate of THOMAS MCCURDY PETERS, Case No. 2023-62, this conveyance is made pursuant to the Last Will and Testament of THOMAS MCCURDY PETERS, as admitted in the Probate Court and is executed and recorded in order to document the conveyance of the below described real estate under said Will. I, ALISON PETERS HENDERSON, as Personal Representative of the Estate of Thomas McCurdy Peters, am authorized to execute a deed to the property hereinafter described. I am joined in this conveyance by the heirs at law of Thomas McCurdy Peters.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the further sum of Ten and No/100 (\$10.00) Dollars, the undersigned ALISON PETERS HENDERSON, as Personal Representative of the Estate of Thomas McCurdy Peters; ALISON PETERS HENDERSON, individually, a married woman; JULIAN THOMAS PETERS, a single man; and MARCUS CLEVELAND PETERS, a single man, ("GRANTORS") do hereby grant, bargain, sell and convey unto MARCUS CLEVELAND PETERS (GRANTEE) the following described real estate situated in Shelby County, Alabama:

An undivided 2/3 interest in and to the following described property:

The Southwest Quarter of the Northeast Quarter of Section 14, Township 22, Range 4 West, the mineral rights excepted.

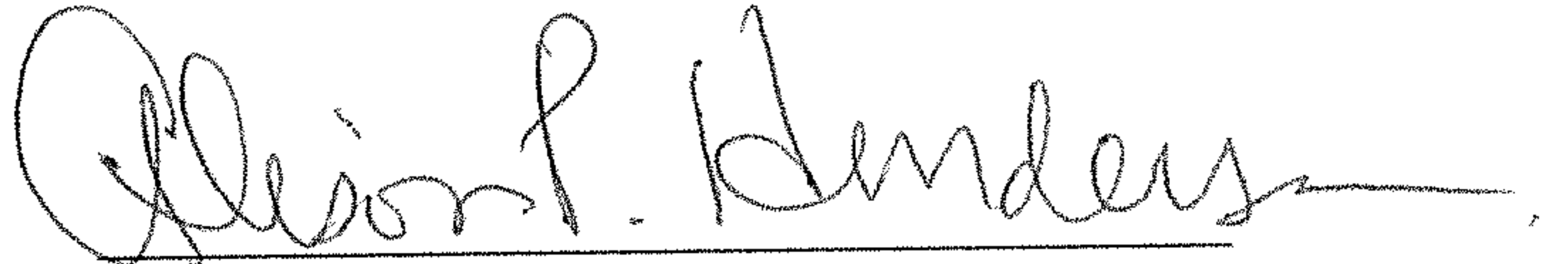
THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS NOR OF THEIR SPOUSES.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, to the GRANTEE and to the successors and assigns of GRANTEE together with every contingent remainder and right of reversion.

And GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said GRANTEE, the successors and assigns of GRANTEE, that GRANTORS are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they do and their heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of September, 2023.



Alison Peters Henderson, as Personal  
Representative of the Estate of  
Thomas McCurdy Peters, deceased and  
Individually

  
Julian Thomas Peters

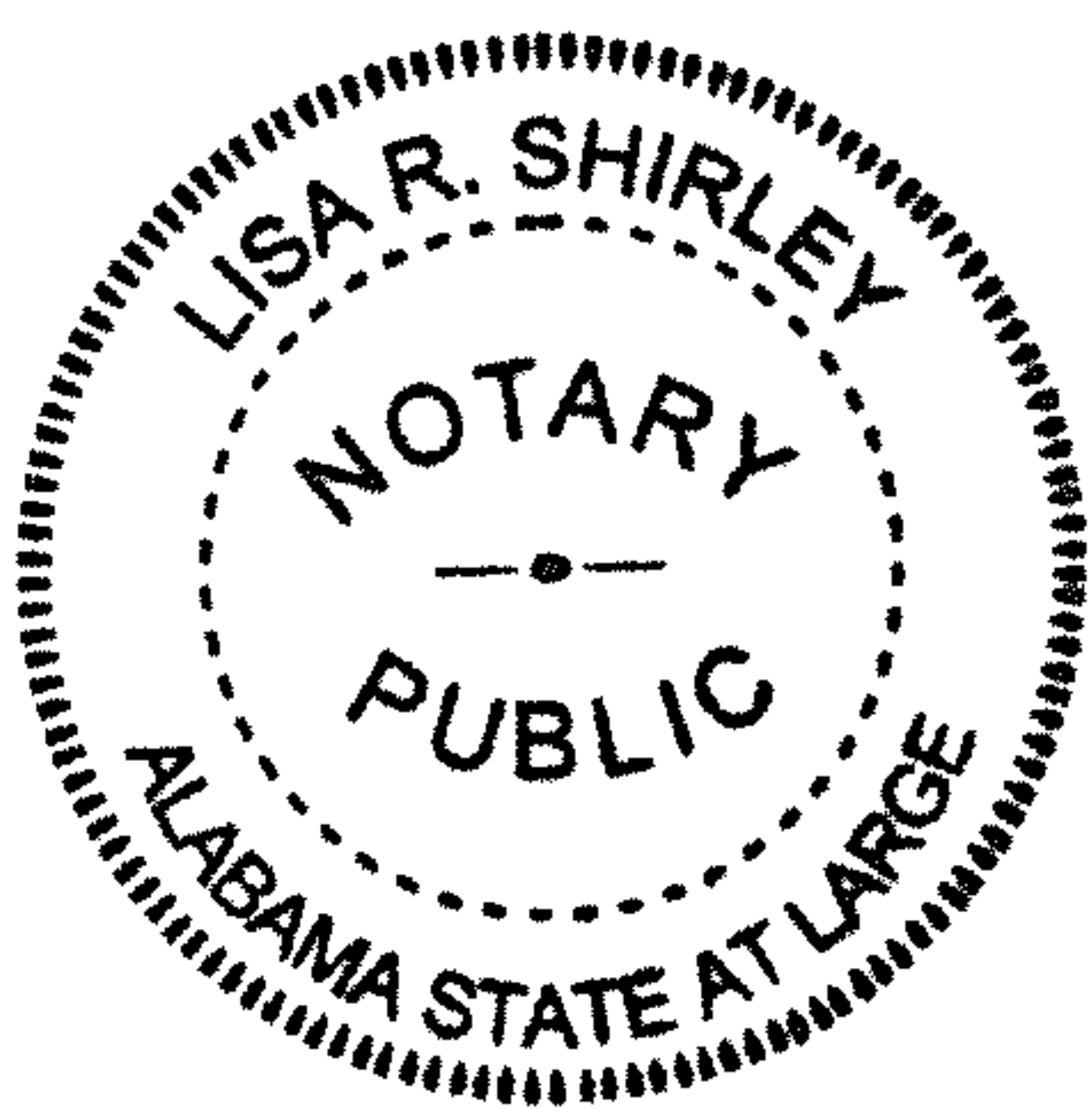
  
Marcus Cleveland Peters

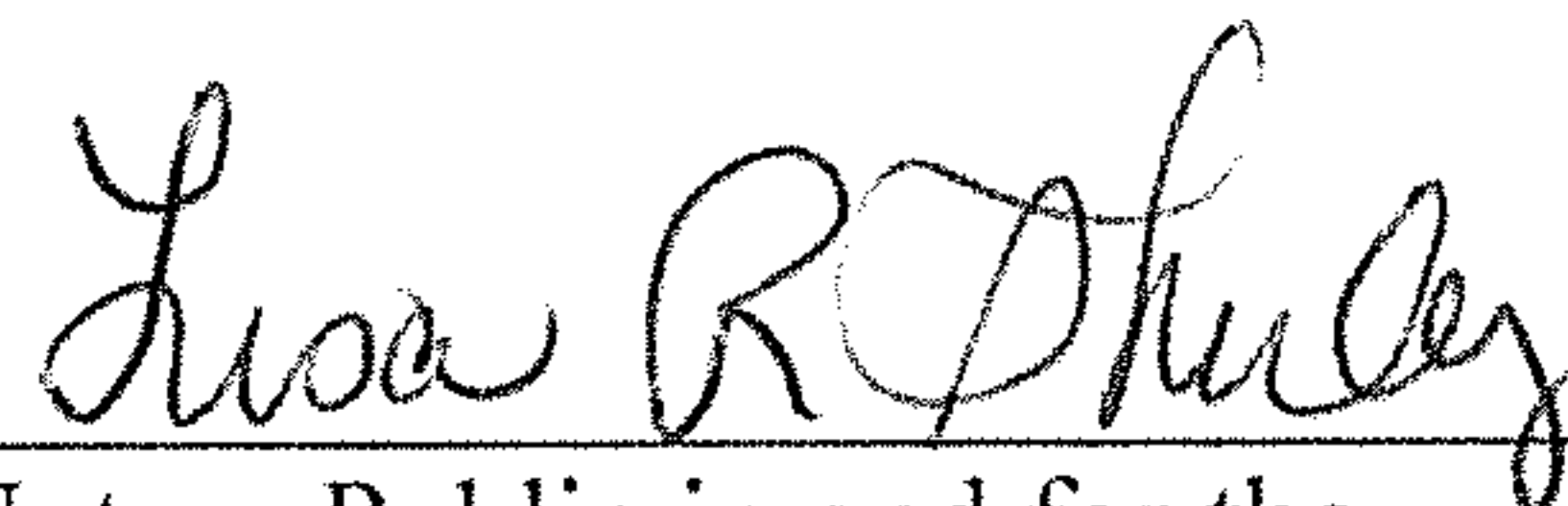
STATE OF ALABAMA §

COUNTY OF TUSCALOOSA §

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Alison Peters Henderson, as Personal Representative of the Estate of Thomas McCurdy Peters; Alison Peters Henderson, individually; Julian Thomas Peters; and Marcus Cleveland Peters, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 8 day of September, 2023.





Notary Public in and for the  
State of Alabama at Large  
My Commission Expires:

7/1/26

## Real Estate Sales Validation Form

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

Grantor's Name Alison Peters Henderson  
Mailing Address 50 Hollymead Drive  
The Woodlands, TX

Grantee's Name Marcus Cleveland Peters  
Mailing Address 185 Clear Creek Road  
Atmore, AL 36441

Property Address 26-6-14-0-000-008.000

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 197,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Assessor's Market Value

☐ 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 9.8.23

Print Cynthia Lee Almond

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/11/2023 11:15:12 AM  
\$32.00 JOANN  
20230911000273190

*Alison S. Bayl*