

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29498

Send Tax Notice To: Karen Lee Kendrick

178 Rolling Oak Trail
Calera, AL 35040

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventeen Thousand Dollars and No Cents (\$17,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christopher T. Peters, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Karen Lee Kendrick**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or his spouse.

Christopher T. Peters is the surviving heir of Wanda Faye Peters, having died on August 26, 2023.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of November, 2023.

Christopher T. Peters
Christopher T. Peters

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Christopher T. Peters, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/ she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of November, 2023

April Clark
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

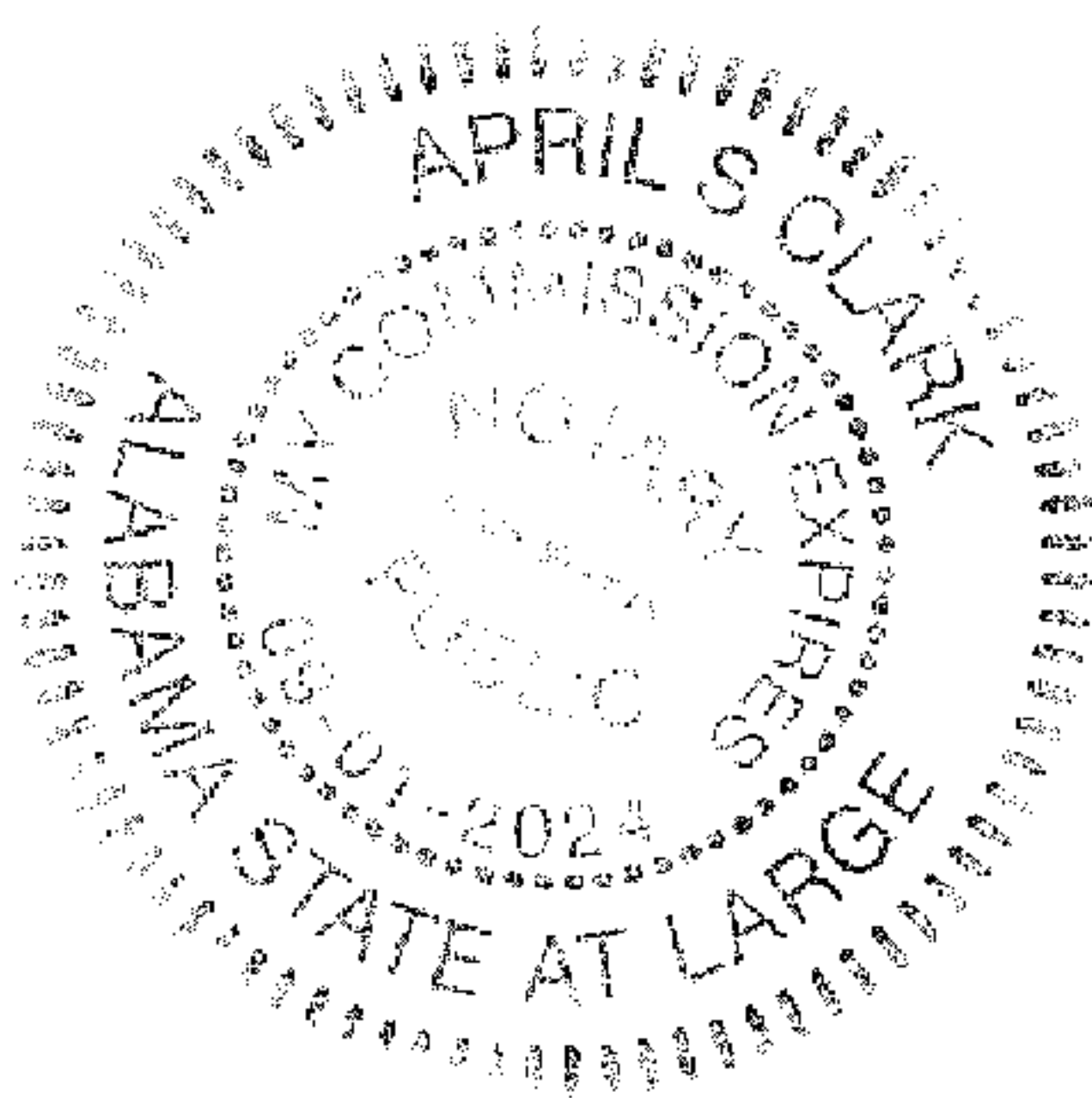


EXHIBIT "A"
LEGAL DESCRIPTION

From the SE corner of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, run North along the East section line 2727.6 feet; thence run North 89 degrees 11 minutes West 444.1 feet to the beginning point of subject lot; from said point continue said course, 444.1 feet; thence run North 00 degrees 05 minutes 42 minutes seconds East 1410.84 feet to the South right of way line of County Road 42; thence run along said right of way line North 87 degrees 50 minutes East 30.2 feet; thence run South 00 degrees 08 minutes West 764.6 feet; thence run South 88 degrees 07 minutes East 414.1 feet; thence run South 00 degrees 03 minutes West 640.1 feet to the Point of Beginning.

According to the survey of J.S. Pilkington, RLS #1304, dated March 18, 1993. Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Commence at the SE corner of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama; thence North along the East section line, 2727.6 feet; thence South 89 degrees 11 minutes West, 444.1 feet to the point of beginning; thence continue South 89 degrees 11 minutes 00 seconds West, 441.00 feet; thence North 00 degrees 05 minutes 42 seconds East, 415.94 feet to an iron pin; thence South 88 degrees 07 minutes 00 seconds East 442.90 feet to an iron pin; thence South 00 degrees 03 minutes 00 seconds West 395.10 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2023 02:10:12 PM
 \$45.00 PAYGE
 20231106000326320

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Christopher T. Peters</u>	Grantee's Name	<u>Karen Lee Kendrick</u>
Mailing Address	<u>156 Primrose Lane</u>	Mailing Address	<u>178 Rolling Oak Trail</u>
	<u>Shelby AL 35143</u>		<u>Calera, AL 35040</u>
Property Address	<u>1650 Highway 42</u>	Date of Sale	<u>11-3-23</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$17,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> 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 of 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 November 03, 2023

Print Christopher T. Peters

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one