

GRANTEE'S ADDRESS:
37945 U.S. Highway 280
Sylacauga, AL 35151

20240123000017030
01/23/2024 10:24:26 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 10th day of January, 2024,

in consideration of THREE HUNDRED SEVENTY-EIGHT THOUSAND AND 00/100

DOLLARS (\$378,000.00) and other good and valuable consideration, the undersigned,

R. DALE PETERSON, a married man, whose address is P.O. Box 97, Thorsby,

Alabama, 35171, herein referred to as Grantor, does hereby grant, bargain, sell and

convey unto **PONDER PLUMBING, LLC**, whose address is 37945 U.S. Highway 280,

Sylacauga, Alabama, 35151, herein referred to as Grantee, in fee simple, the following

described real estate, lying and being in Shelby County, Alabama, to-wit:

From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 19 South, Range 1 West, run thence North along the East boundary of said Southeast 1/4 of the Northeast 1/4 a distance of 515.98 feet to a point on the Northwesterly boundary of U.S. Highway #280 (80' right-of-way); thence turn 137 degrees 59 minutes 33 seconds left and run 190.67 feet along said highway boundary to a 3/4" crimped pipe, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 626.78 feet to a 1/2" crimped pipe; thence turn 135 degrees 48 minutes 02 seconds right and run 413.30 feet to a 1.5" capped pipe; thence turn 45 degrees 05 minutes 38 seconds right and run 359.39 feet to a 3/4" pipe; thence turn 94 degrees 56 minutes 27 seconds right and run 284 feet to the point of beginning of herein described parcel of land, situated in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama.

Property street address: Not yet assigned, Chelsea, Alabama, 35043.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR
OR HIS SPOUSE.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belong or in anywise appertaining unto the Grantee forever.

And the Grantor does hereby covenant with and represent unto the Grantee that he is seized in fee simple of the lands above described; that the same is free from all encumbrances and he will forever warrant and defend the title to the same and the possession thereof unto the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on the day and year first above written.


_____(SEAL)
R. DALE PETERSON

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that R. DALE PETERSON, a married man, whose name is 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.

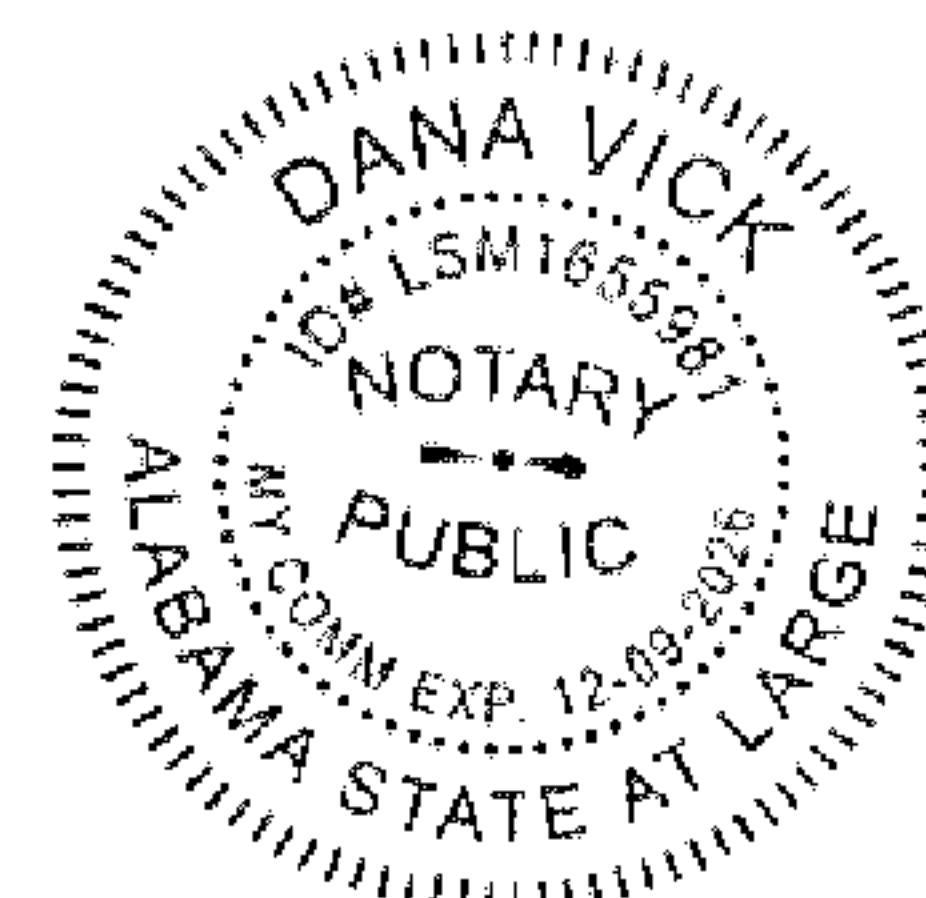
Given under my hand this the 10th day of January, 2024.



NOTARY PUBLIC

My Commission Expires: 12/9/2026

This instrument prepared by:
J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name R. DALE PETERSON
 Mailing Address P.O. BOX 97
THORSBY, AL 35171

Grantee's Name PONDER PLUMBING, LLC
 Mailing Address 37945 U.S. HWY 280
SYLACAUGA, AL 35151

Property Address NOT YET ASSIGNED
CHELSEA, AL 35043

Date of Sale 1-10-2024

Total Purchase Price \$ 378,000.00

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 1-10-2024

Print J. VAN WILKINS

☐ Unattested

[Signature]
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/23/2024 10:24:26 AM
 \$94.00 BRITTANI
 20240123000017030

Form RT-1

[Signature]