

This Instrument was Prepared by:

Send Tax Notice To: David Wallace Peeks
Nikki Ann Peeks

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

File No.: MV-24-29817

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Thousand Dollars and No Cents (\$600,000.00)**, 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, **Puckett Family Revocable Trust, dated December 4, 2018**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Wallace Peeks and Nikki Ann Peeks**, as joint tenants with right of survivorship (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 taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$400,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 June, 2024.

PUCKETT FAMILY REVOCABLE TRUST, DATED
DECEMBER 4, 2018

Wanda Hopwood Puckett
Wanda Hopwood Puckett
Trustee

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Wanda Hopwood Puckett as Trustee as Puckett Family Revocable Trust, dated December 4, 2018, 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 June, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/1/2024

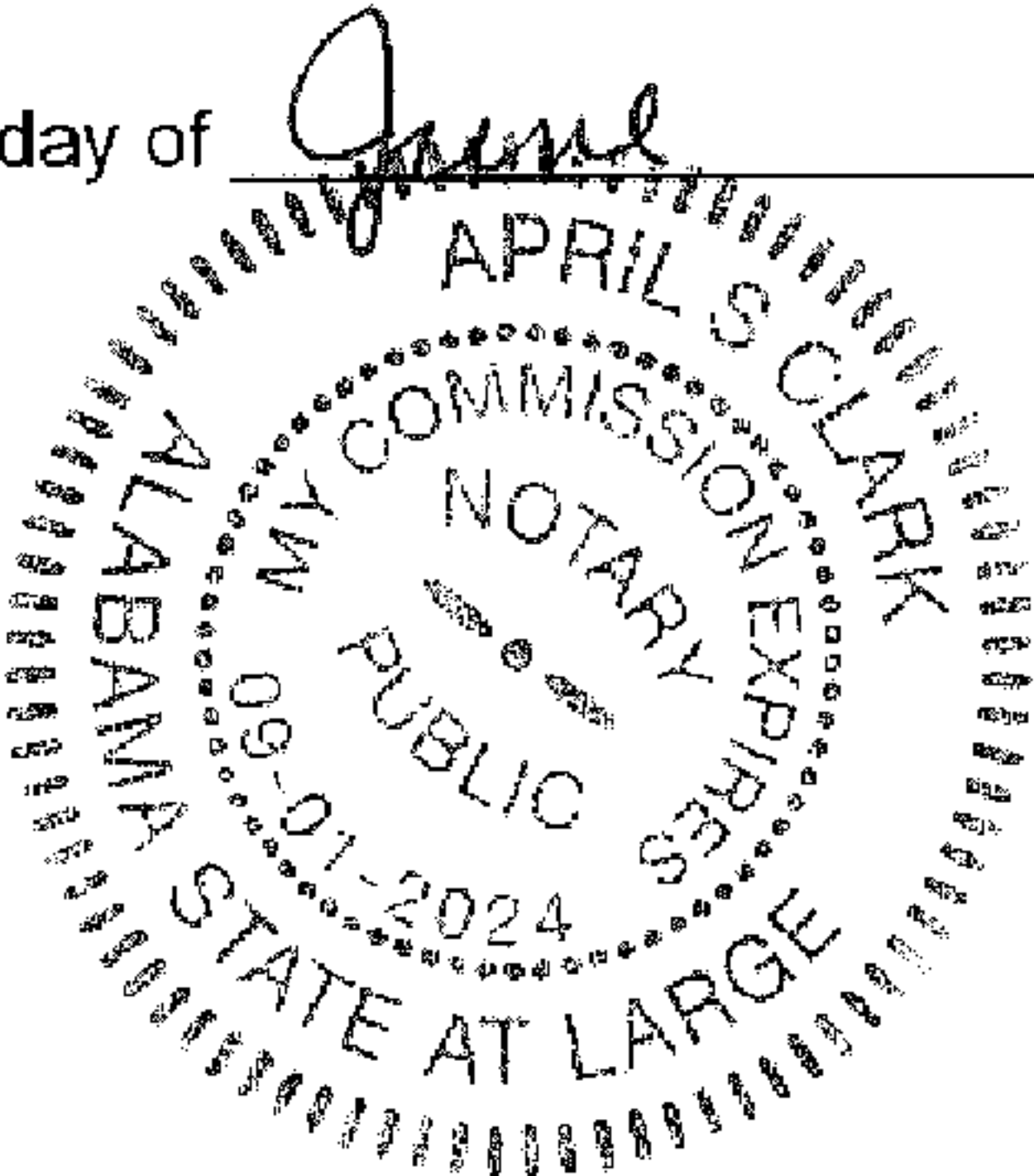


EXHIBIT "A"
LEGAL DESCRIPTION

The NW 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 1 East, EXCEPT 1.131 acres deeded to J. T. Ray in 1905 and being more particularly described as follows: Begin at the SE corner of NW 1/4 of SW 1/4 of said Section 25, and run West along the South line thereof a distance of 438 feet; thence run in a northeasterly direction to a point on the East line of said 1/4-1/4 section which is 225 feet North of the SE corner of said 1/4-1/4 section; thence run South along the East line of said 1/4-1/4 section a distance of 225 feet to the point of beginning of said exception.

ALSO, all that part of the S 1/2 of S 1/2 of SW 1/4 of NW 1/4, Section 25, Township 20 South, Range 1 East, lying West of Shelby County Road No. 61:

ALSO, a parcel of land in the northwesterly corner of the NE 1/4 of SW 1/4 of Section 25, Township 20 South, Range 1 East, being more particularly described as follows: Begin at a point on the West line of said NE 1/4 of SW 1/4 where the same crosses the southwesterly right of way line of Shelby County Road No. 61, and run South along the forty line a distance of 144 feet; thence East to the southwesterly right of way line of Shelby County Road No. 61; thence northwesterly along said right of way line of Shelby County Road No. 61, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2024 01:52:55 PM
 \$628.00 JOANN
 20240603000164990

Allen 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	Puckett Family Revocable Trust, dated December 4, 2018	Grantee's Name	David Wallace Peeks Nikki Ann Peeks
Mailing Address	<u>Wanda H</u> <u>1334 Ridgewood Dr.</u> <u>Wilsonville, AL</u>	Mailing Address	<u>PO Box 243</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>3680 Highway 56</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 03, 2024</u>
		Total Purchase Price	<u>\$600,000.00</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 May 30, 2024

Print Puckett Family Revocable Trust, dated December 4, 2018

 Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

David Wallace Peeks

Form RT-1