

STATE of ALABAMA)
COUNTY of SHELBY)

WARRANTY DEED
Prepared without benefit of title search.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of a value of \$259,040.00 being the one-half the appraised value of the interest, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Louis Johns Pegram, III and spouse, Sandra L. West Pegram, (Grantors) whose address is 800 Cross Cut Road, Alabaster, Alabama 35007 do grant, bargain, sell and convey unto Sandra Lee West Pegram as Trustee of the Sandra Lee West Pegram Revocable Living Trust dated August 27, 2023 (Grantee), whose address is 800 Cross Cut Road, Alabaster, Alabama 35007, the following described real estate situated in Shelby County, Alabama to-wit:

An undivided one-half interest in and to that certain real property described as follows:
Commence at the Southeast corner of the North Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township 21 South, Range 2 West; thence run North along the East Quarter-Quarter line 50.00 feet to the point of beginning; thence turn left 109 degrees 24 minutes 30 seconds and run Southwest 350.00 feet to an iron pin; then turn right 90 degrees 00 minutes 00 seconds and run Northwest 595.41 feet to an iron pin on the South side of Crosscut Road; thence turn right and run Northeasterly along the South side of said road 640 feet, more or less to an iron pin on the East line of said Quarter-Quarter Section; thence run South along said Quarter-Quarter line 780.16 feet to the point of beginning. Situated in Shelby County, Alabama and being a parcel of lane located in the Southwest ¼ of the Southeast ¼ of Section 4, Township 21 South, Range 2 West. Shelby County, Alabama *Being that same parcel conveyed to Grantors in the certain deed recorded in Inst# 2002-14742. Aka* 800 Cross Cut Road, Alabaster, Alabama 35007

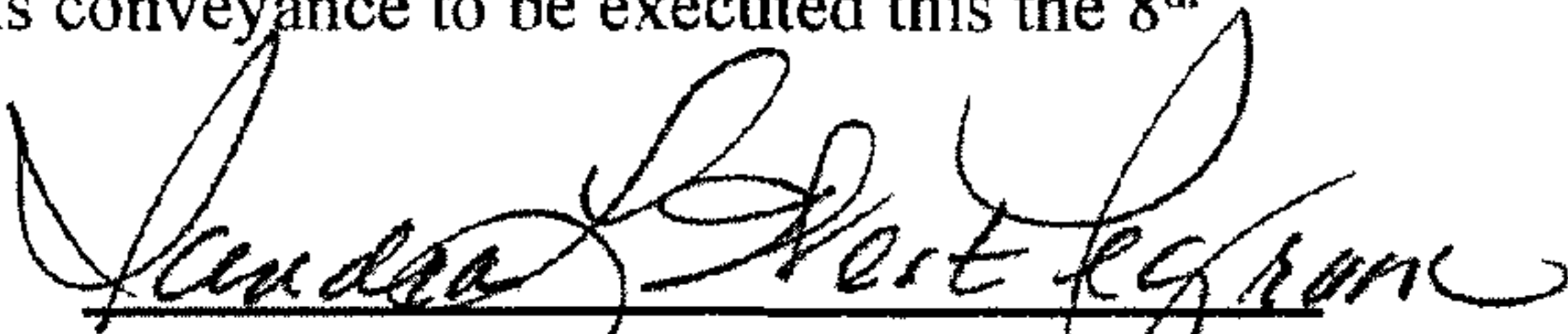
SUBJECT TO:
Ad valorem taxes due October 1, 2024 and easements, restrictions rights of way and permits of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And said Grantors do for themselves, their heirs, successors, assigns, and personal representatives covenant with said Grantee, its successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said Grantee its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 8th Day of October, 2024.


LOUIS JOHNS PEGRAM, III


SANDRA L. WEST PEGRAM

STATE of ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Louis Johns Pegram, III and spouse, Sandra L. West Pegram, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bares date.

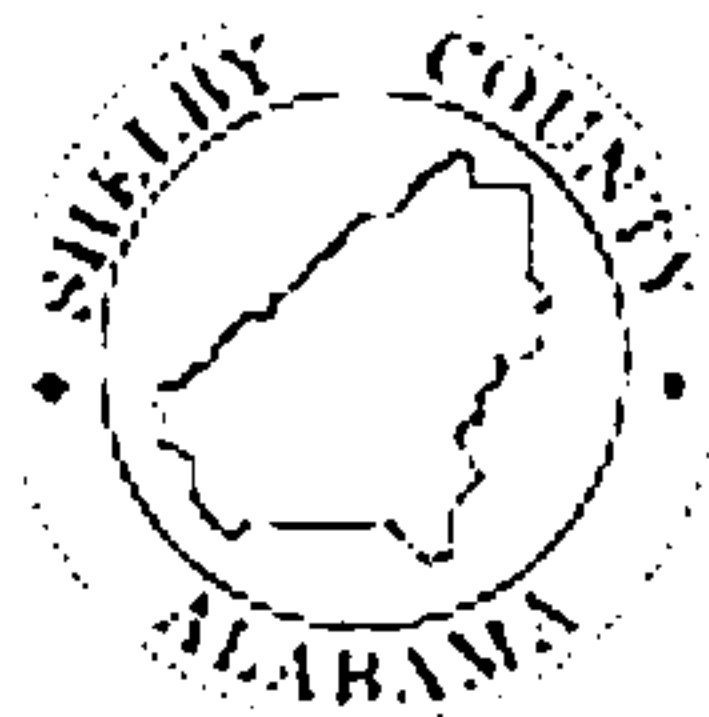
Given under my hand and seal this 8th day of October, 2024.


Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This instrument prepared by:
Gene W. Gray, Jr
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205-879-3400

SEND TAX NOTICE TO:
Sandra Lee West Pegram, Trustee
800 Cross Cut Road
Alabaster, AL 35007
ID# 22-2-04-0-000-001.029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2024 12:13:18 PM
\$285.50 PAYGE
20241008000315280

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 LOUIS JOHNS PEGRAM, III
Mailing Address SANDRA L. WEST PEGRAM
800 CROSS CUT ROAD
ALABASTER, AL 35007

Grantee's Name SANDRA LEE WEST
Mailing Address PEGRAM, TRUSTEE
800 CROSS CUT ROAD
ALABASTER, AL 35007

Property Address 800 CROSS CUT ROAD
ALABASTER, AL 35007

Date of Sale 10/08/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 259,040.00

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

☐ 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 10/8/24

Print GENE W. GRAY, JR.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1