

CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Bradley M. Peak and
Dongqing Y. Peak
2524 Arbor Cove
Hoover, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$427,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **WILD TIMBER INVESTMENTS 25, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **BRADLEY M. PEAK and DONGQING Y. PEAK**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **DELTON L. CLAYTON**, its **MANAGER**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 14th day of January, 2025.

WILD TIMBER INVESTMENTS 25, LLC

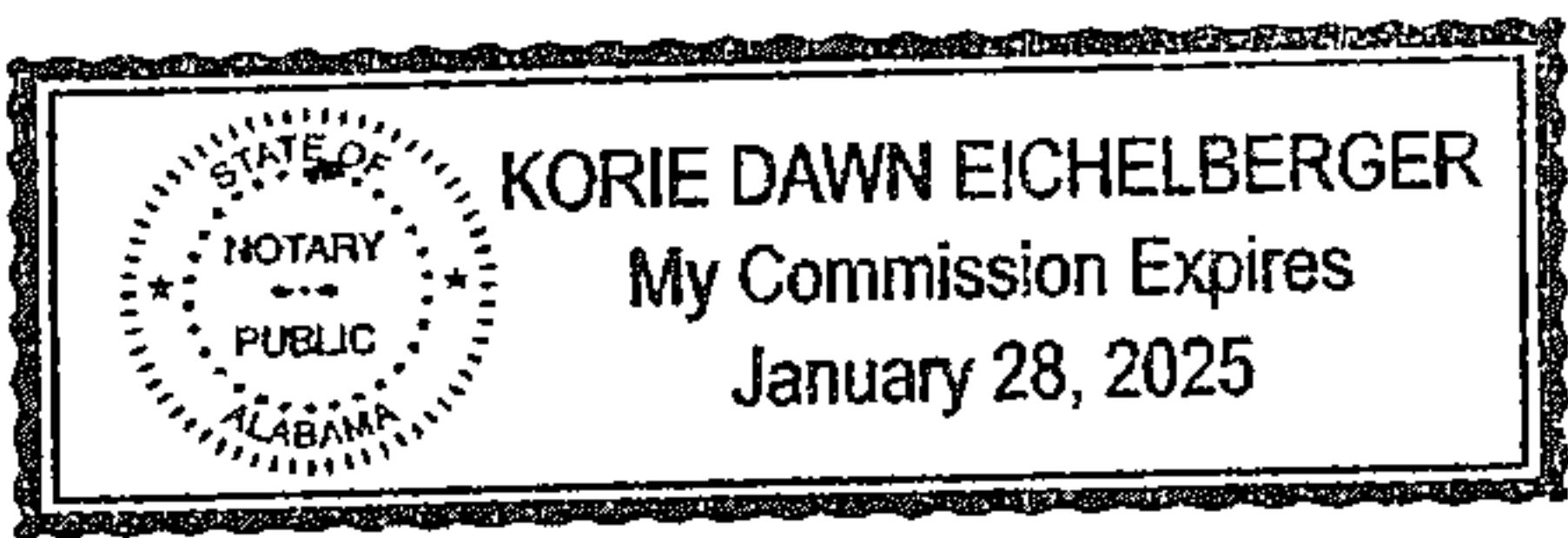



DELTON L. CLAYTON – MANAGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DELTON L. CLAYTON**, whose name as **MANAGER** of **WILD TIMBER INVESTMENTS 25, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of January, 2025.





Notary Public
My Commission Expires: 01/28/2025

EXHIBIT "A"

Beginning at the Northwest corner of the North half of the Northeast quarter of Section 10 Township 20 South Range 2 West; thence S 88°41'24" E, a distance of 735.94 feet; thence S 15°54'02" E, a distance of 768.91 feet; thence S 51°32'51" W, a distance of 1,130.82 feet thence N 88°28'03" W, a distance of 59.16 feet; thence N 00°03'59" W, a distance of 1,457.95 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

TAX PARCEL NUMBER: 14-2-10-1-001-001.000

Real Estate Sales Validation Form

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

Grantor's Name	WILD TIMBER INVESTMENTS 25, LLC	Grantee's Name	BRADLEY M. PEAK
Mailing Address	100 Applegate Court, Pelham, AL 35124	Mailing Address	DONGQING Y. PEAK 2524 Arbor Cove Hoover, AL 35244
Property Address	6809 Highway 11, Pelham, AL 35124	Date of Sale	January 14, 2025
		Total Purchase Price \$	427,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

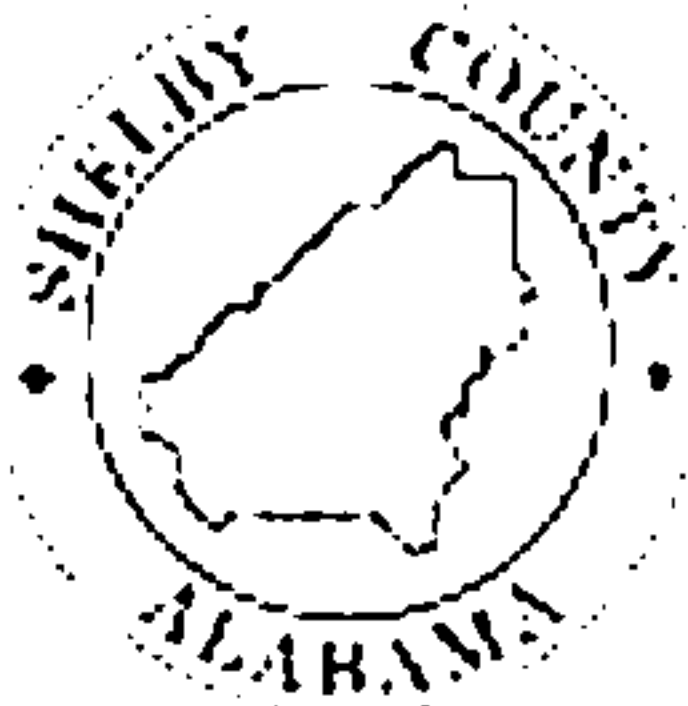
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 January 14, 2025 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2025 01:15:36 PM
\$455.50 PAYGE
20250206000037240

Form RT-1

Allen S. Bayl