

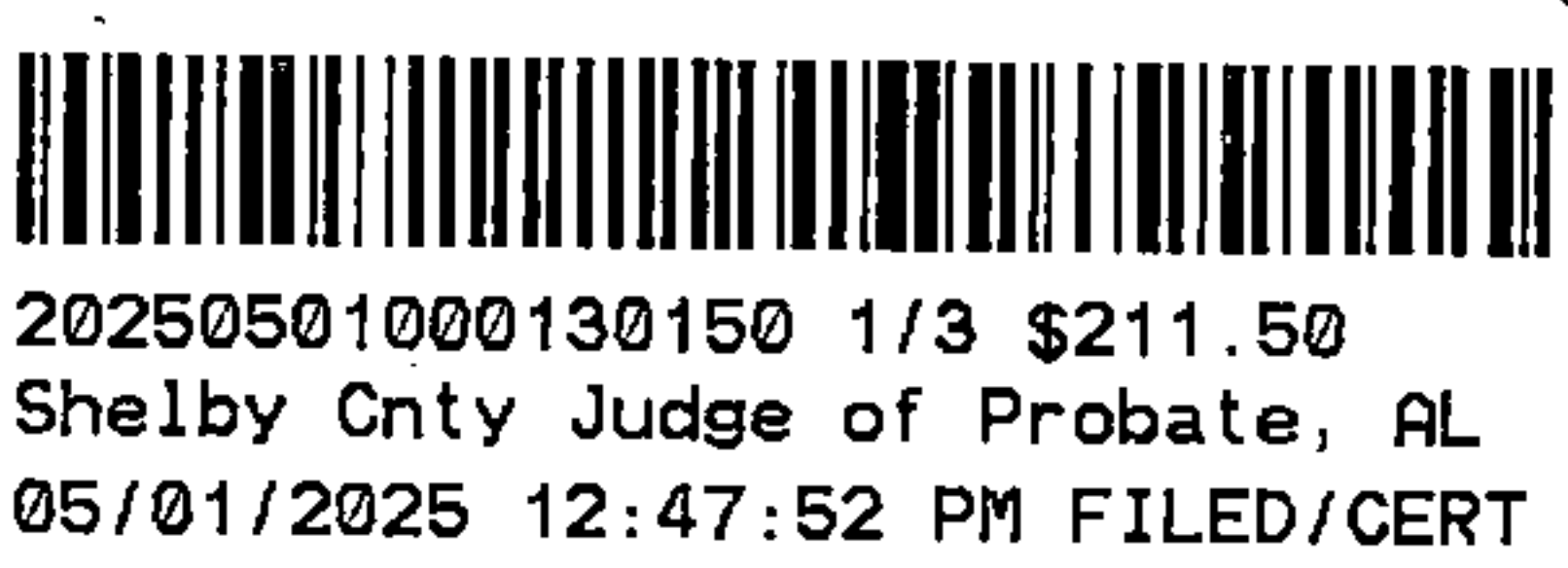
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ronald L. Petet
547 Mooney Rd
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED SIXTY SIX THOUSAND THREE HUNDRED FIFTY AND NO/00 DOLLARS (\$366,350.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronald L. Petet and wife Tiffany Kennedy Petet (herein referred to as Grantor)** grant, bargain, sell and convey unto **Ronald L. Petet and Tiffany Kennedy Petet, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit “A” for Legal Description

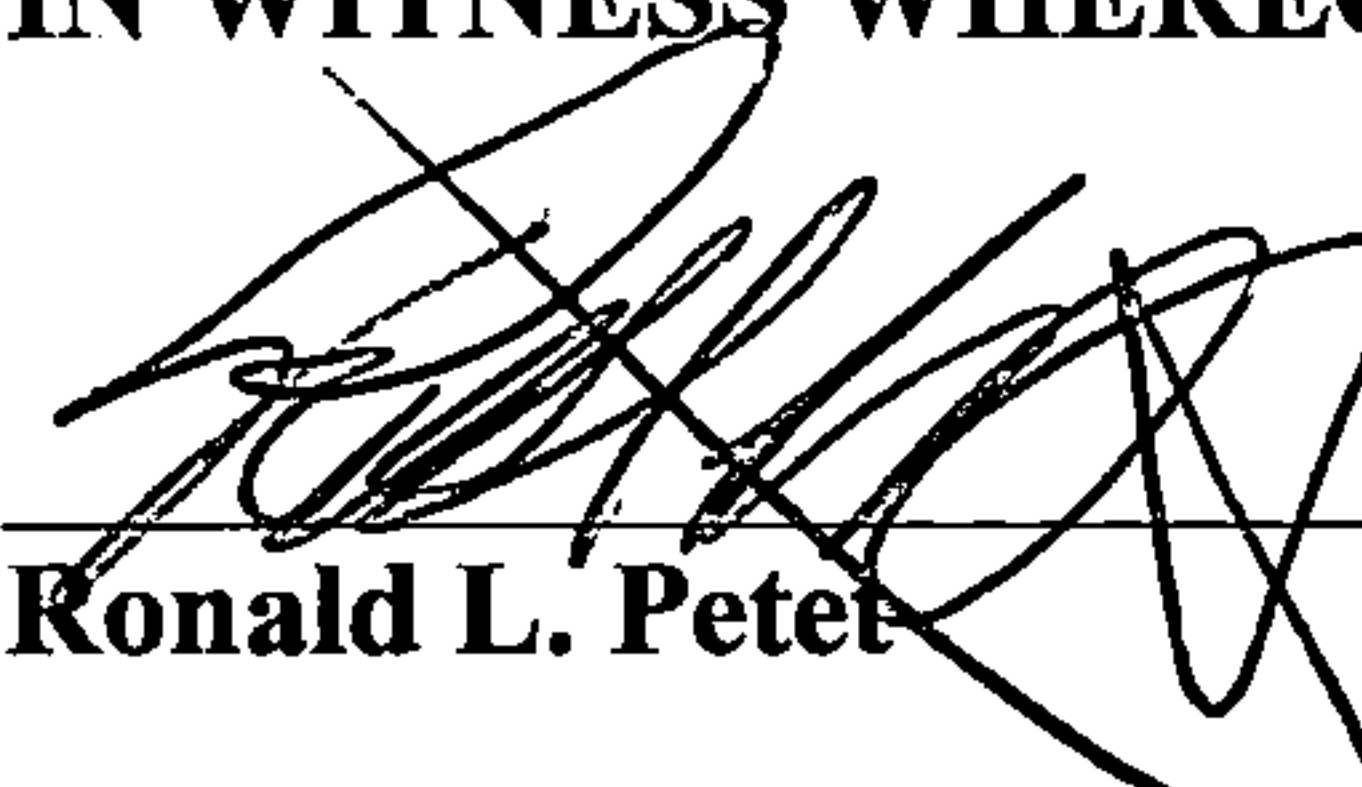
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto 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 hereby 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of May 2025.



Ronald L. Petet



Tiffany Kennedy Petet

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ronald L. Petet and Tiffany Kennedy Petet**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May 2025.




Notary Public
My Commission Expires: 6-29-26

Exhibit "A"
Legal Description

20250501000130150 2/3 \$211.50
Shelby Cnty Judge of Probate, AL
05/01/2025 12:47:52 PM FILED/CERT

Parcel I

A parcel of land in the Northwest quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, being a part of the same land described in a Deed to Tim Billingsley, recorded in Deed Book 258 at Page 541, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 36; Thence N 00°36'17" W, along the East line of said Sixteenth Section, a distance of 1009.11 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 89°23'43" W, a distance of 543.36 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the East line of Lot 27 of the First Addition to Triple Springs, Second Sector, Map Book 6, Page 155; thence S 32°14'56" E, along the east line of Lot 27, a distance of 132.49 feet, to a 5/8" rebar, found; thence S 31°28'46" W, along the east line of Lot 27, a distance of 104.74 feet, to a 5/8" rebar found; thence S 46°25'20" W, along the East line of Lot 27, a distance of 91.19 feet, to a 5/8" rebar found; thence S 14°25'31" E, along the east line of Lots 27 and 28, a distance of 73.05 feet, to a 5/8" rebar found; thence S 13°12'17" E, along the east line of Lot 28, a distance of 157.71 feet, to a 5/8" rebar, found on the North line of the Skyline Subdivision, Map Book 22, Page 54; thence S 67°50'14" E, along the North line of Skyline Subdivision, a distance of 79.00 feet, to a rebar, stamped "H. King-RPLS", found; thence S 68°05'37" E, along the north line of Skyline Subdivision, a distance of 105.09 feet to a 1 ¼" crimped pipe found; thence S 64°47'21" E a distance of 150.00 feet, to a 1 ¼" crimped pipe, found; thence S 24°55'09" W, a distance of 240.90 feet, to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North right of way of County Road No. 78; thence S 64°16'57" E, a distance of 72.13 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165; thence North 25 degrees 43 minutes 03 seconds East a distance of 208.72 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165; thence South 64 degrees 16 minutes 57 seconds East a distance of 208.72 feet to a ½" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 25 degrees 43 minutes 03 seconds West, a distance of 208.72 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165; thence South 64 degrees 16 minutes 57 seconds East, a distance of 96.49 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 88 degrees 33 minutes 04 seconds East a distance of 41.07 feet to the point of beginning. 377.34 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 88°33'04" E, a distance of 41.07 feet to the point of beginning.

Parcel II

A parcel of land in the Northwest quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, being a part of the same land described in a deed to Tim Billingsley, recorded in Deed Book 258 at Page 541, of the Real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 36; thence South 00 degrees 36 minutes 17 seconds East, along the east line of said Sixteenth Section, a distance of 319.40 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 89 degrees 23 minutes 43 seconds West a distance of 543.36 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the East line of Lot 27 of the First Addition to Triple Springs, Second Sector, Map Book 6, Page 155; thence North 32 degrees 14 minutes 56 East along the East line of Lot 27 a distance of 35.76 feet to a point; thence North 14 degrees 03 minutes 48 seconds West, a distance of 94.66 feet to a point; thence North 22 degrees 57 minutes 30 seconds West, a distance of 105.46 feet to a point; thence North 11 degrees 53 minutes 35 seconds East, a distance of 97.81 feet to a point on the North line of Section 36; thence North 88 degrees 54 minutes 07 seconds East, along the North line of Section 36, a distance of 603.23 feet to the point of beginning.

Less and except any part of subject property lying within any road right of way.

Real Estate Sales Validation Form



20250501000130150 3/3 \$211.50
Shelby Cnty Judge of Probate, AL
05/01/2025 12:47:52 PM FILED/CERT

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

Grantor's Name Ronald L. Petet
Mailing Address 547 Mooney Rd
Columbiana, AL
35051

Grantee's Name Ronald L. Petet
Mailing Address 547 Mooney Rd
Columbiana, AL
35051

Property Address 547 Mooney Rd
Columbiana, AL
35051

Date of Sale 5-1-25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 366,350.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax value 1/2 value 183,175.00

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 5-1-25

Print Ronald L. Petet

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1