

# WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, VENADA I. PEEPLES, SINGLE, AND HER HOMESTEAD, GARY L. PEEPLES, MARRIED AND HIS HOMESTEAD, AND spouse, JAN L. PEEPLES AKA JAN I. PEEPLES AND JANAN P. CROUSE, MARRIED AND NOT HER HOMESTEAD the undersigned Grantors, do grant, bargain, sell and convey our interest to "VENADA I. PEEPLES, Trustee, or her successors in interest, of the VENADA PEEPLES Living Trust dated December 11, 2024, and any amendments thereto." in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

Lot 86, according to the Survey of Weatherly King's Crest Sector 3, Phase 3, as recorded in Map Book 18, pages 38A & 38B, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Source of Title: Instrument # 20231204000348540


**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, their successors and assigns in fee simple, forever. And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a

good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

12/11/2024

  
GARY L. PEEPLES (SEAL)

  
JAN I. PEEPLES (SEAL)

  
VENADA I. PEEPLES (SEAL)

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

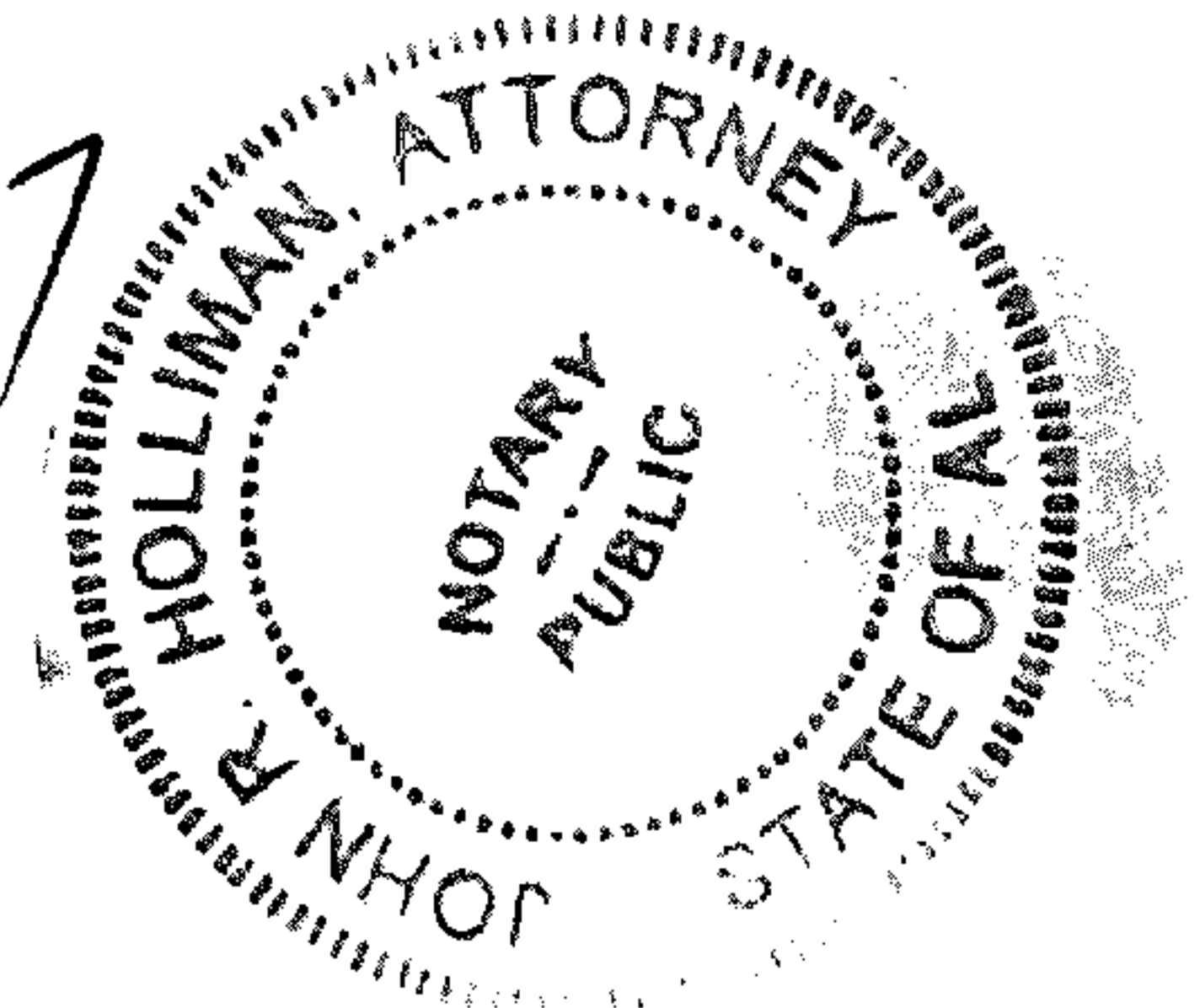
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that VENADA I. PEEPLES, SINGLE, AND HER HOMESTEAD, GARY L. PEEPLES, MARRIED TO JAN I. PEEPLES, AND HIS HOMESTEAD signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12/11/2024

  
Notary Public

My Commission Exp:

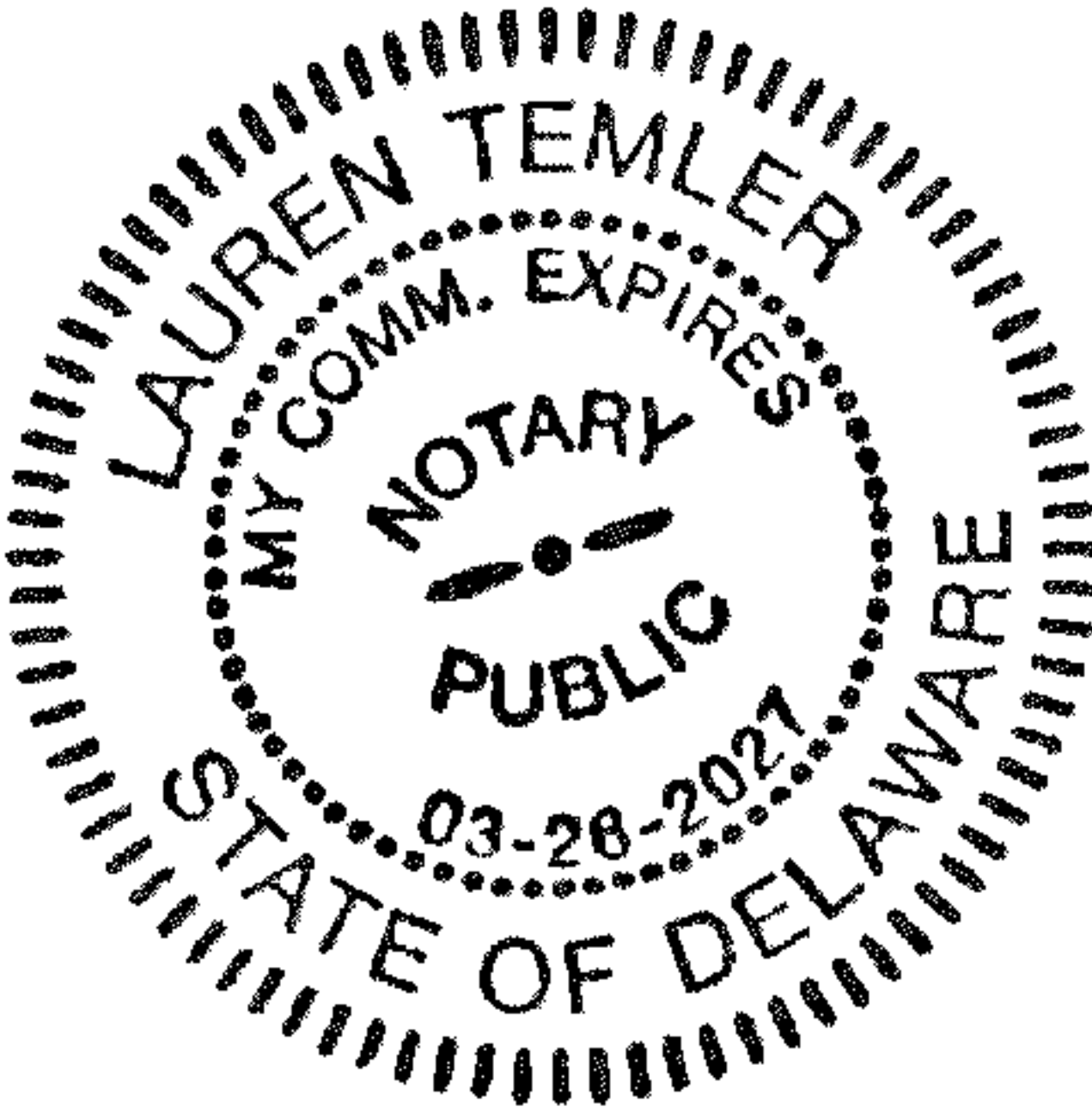
8/18/27



day the same bears date.

Given under my hand and official seal, this 2/13/25.

Lauren Tessler  
Notary Public



Janan P. Crouse (SEAL)  
JANAN P. CROUSE

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

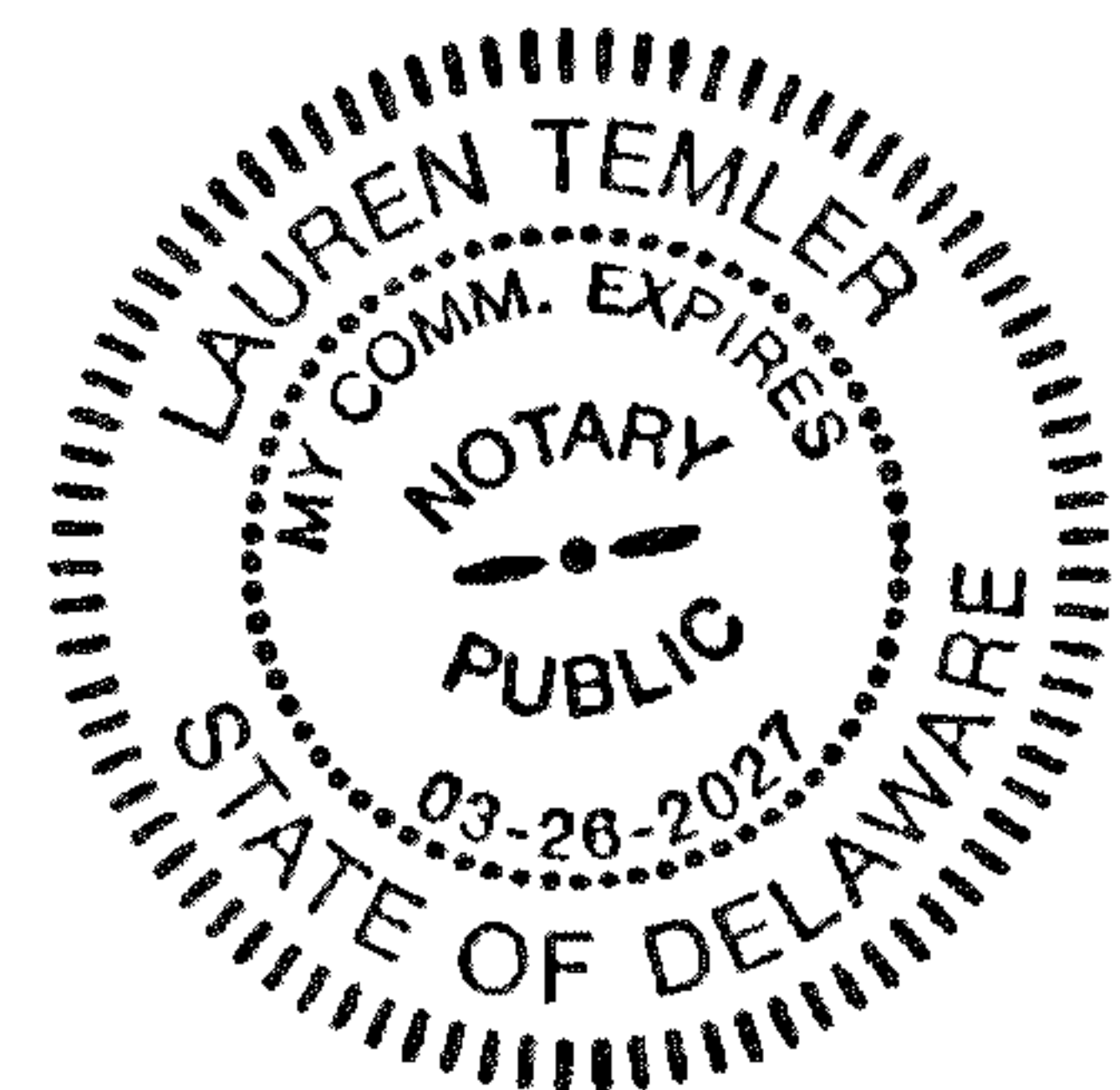
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that AND JANAN P. CROUSE, MARRIED AND NOT HER HOMESTEAD signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2/13/25.

Lauren Tessler  
Notary Public

This Instrument was Prepared By:  
John Holliman, Esq.  
2491 Pelham Pkwy  
Pelham, AL 35124

Grantees Address to Send Tax Notice:  
244 KINGS CREST LANE  
PELHAM, AL 35124





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

Grantor's Name Venada I. Peeples  
 Mailing Address Gary L. Peeples and Jan L. Peeples aka Jan I. Peeples  
Janah P. Crouse  
244 Kings Crest Lane

Grantee's Name Venada I. Peeples, Trustee of the  
 Mailing Address Venada Peeples Living Trust date 12/11/24  
244 Kings Crest Lane  
Pelham, AL 35124

Property Address 244 Kings Crest Lane  
Pelham, AL 35124

Date of Sale 2/13/2025  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$552,700

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 x 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 06/10/2025Print Samantha Bufalo

Filed and Recorded  
 Official Public Records  
 attested Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/10/2025 11:36:55 AM  
 \$587.00 JOANN  
 20250610000177630

Sign Samantha Bufalo  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*Alvin S. Bufalo*