



20250730000232180 1/2 \$416.50
Shelby Cnty Judge of Probate, AL
07/30/2025 03:46:25 PM FILED/CERT

This instrument was prepared by:
Law Office of Bobby Lott, Jr., LLC
P.O. Box 39
Gardendale, AL 35071
205 - 731 - 7774

Send tax notice to:
Angela Peterson
330 Kilkerran Lane
Pelham, AL 35124

Document Prepared Without Title Search
No Opinion Given

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) to the undersigned Grantor, paid by the Grantee herein, the receipt whereof is acknowledged, ANGELA N. PETERSON, a Married Woman, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFERSON KING, (Grantor), does grant, bargain, sell and convey unto KEITH PETERSON AND ANGELA N. PETERSON, as Trustees of the KEITH & ANGELA PETERSON REVOCABLE LIVING TRUST (Grantee), with all rights contained therein, the real estate described below, which is situated in Shelby County, Alabama, to wit:

Lot 56, According to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama.

Address: 105 Belvedere Drive, Birmingham, AL 35242

Subject to existing easements, restrictions, set back lines, rights of way and limitations, if any, of record.

To have and to hold unto the said Grantees, their heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

In witness whereof, I have hereunto set my hand and seal this the 24th day of July, 2025.

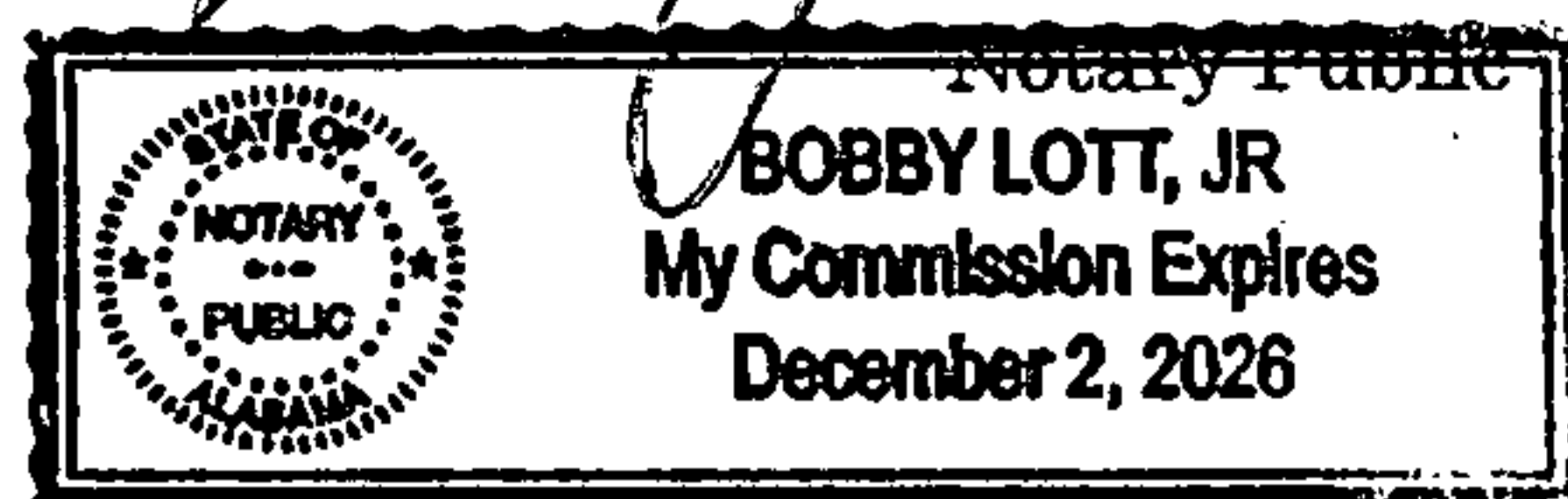
Angela N. Peterson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, certify that ANGELA N. PETERSON, whose name is 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, he executed the same voluntarily on the day the same bears date

Given under my hand and seal, this, the 24th day of July, 2025.

Shelby County, AL 07/30/2025
State of Alabama
Deed Tax: \$390.50



Real Estate Sales Validation Form

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

Grantor's Name Jefferson King
Mailing Address 105 Belvedere Dr.
Birmingham, AL 35242

Grantee's Name Keith & Angela Peterson Trust
Mailing Address 330 Kilkenran Ln
Birmingham, AL 35244

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 390,400

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



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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 _____

Print Angela Peterson

Unattested

Sign

Angela Peterson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one