

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Marcus Cleveland Peters
185 Clear Creek Road
Akron, AL 35441

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

WHEREAS, by a Decree dated the 13th day of February, 2023, rendered by the Probate Court of Tuscaloosa County, Alabama, in the case of the Estate of THOMAS MCCURDY PETERS, Case No. 2023-62, this conveyance is made pursuant to the Last Will and Testament of THOMAS MCCURDY PETERS, as admitted in the Probate Court and is executed and recorded in order to document the conveyance of the below described real estate under said Will. I, ALISON PETERS HENDERSON, as Personal Representative of the Estate of THOMAS MCCURDY PETERS, am authorized to execute a deed to the property hereinafter described. I am joined in this conveyance by the heirs at law of THOMAS MCCURDY PETERS.

KNOW ALL MEN BY THESE PRESENTS, that is consideration of other good and valuable consideration and the further sum of Ten and no/100 (\$10.00) Dollars, the undersigned ALISON PETERS HENDERSON, as Personal Representative of the Estate of Thomas McCurdy Peters; ALISON PETERS HENDERSON, individually, a married woman; LAUREN PETERS ANDERS, individually, a married woman, and being the sole heir of JULIAN THOMAS PETERS, a single man; and MARCUS CLEVELAND PETERS, individually, a single man ("GRANTORS") do hereby grant, bargain, sell and convey unto MARCUS CLEVELAND PETERS (GRANTEE) the following described real estate situated in Shelby County, Alabama:

The Southwest Quarter of the Northeast Quarter of Section 14, Township 22 South, Range 4 West, the mineral rights excepted.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS NOR OF THEIR SPOUSES.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining in fee simple.

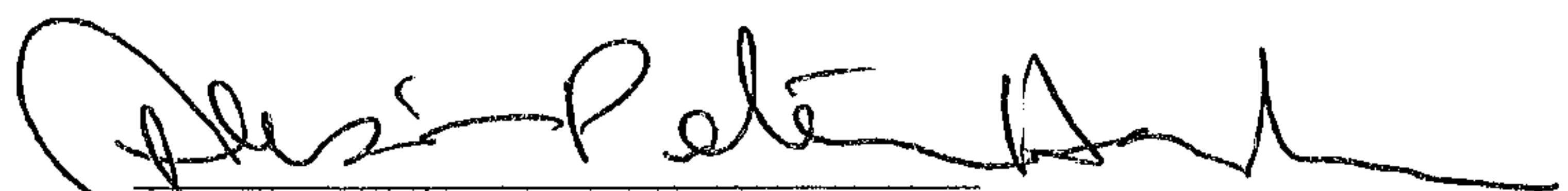
THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED AS RECORDED IN INSTRUMENT #20230911000273190, IN PROBATE OFFICE, AS THOMAS MCCURDY PETERS OWNED THE ENTIRE INTEREST IN SAID LAND, RATHER THAN THE UNDIVIDED 2/3 INTEREST CONVEYED BY THAT DEED.

LAUREN PETERS ANDERS IS THE SOLE HEIR OF JULIAN THOMAS PETERS, WHO DIED ON OUR ABOUT THE 15th DAY OF December, 2023.

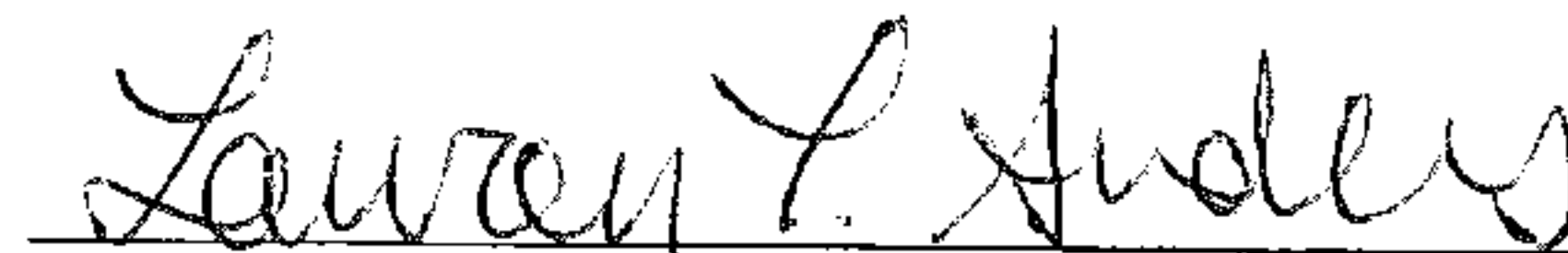
TO HAVE AND TO HOLD to the said GRANTEE and to the successors and assigns of GRANTEE together with every contingent remainder and right of reversion.

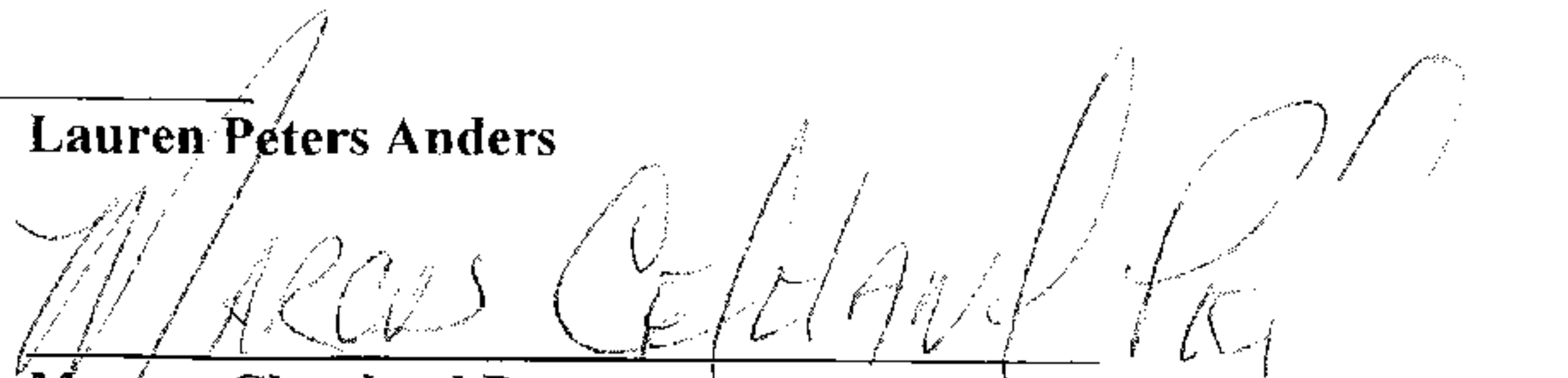
And GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said GRANTEE, the successors and assigns of GRANTEE, that GRANTORS are lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they do and their heirs, executors, and administrators shall defend the same to the said GRANTEE, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of May, 2025. .


Alison Peters Henderson, as Personal Representative
Of the Estate of Thomas McCurdy Peters, deceased


Alison Peters Henderson - individually


Lauren Peters Anders

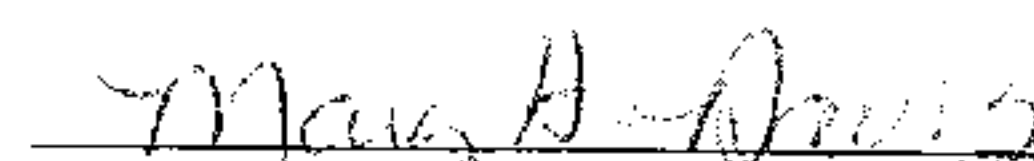

Marcus Cleveland Peters

STATE OF ALABAMA) 77
COUNTY OF TUSCALOOSA)

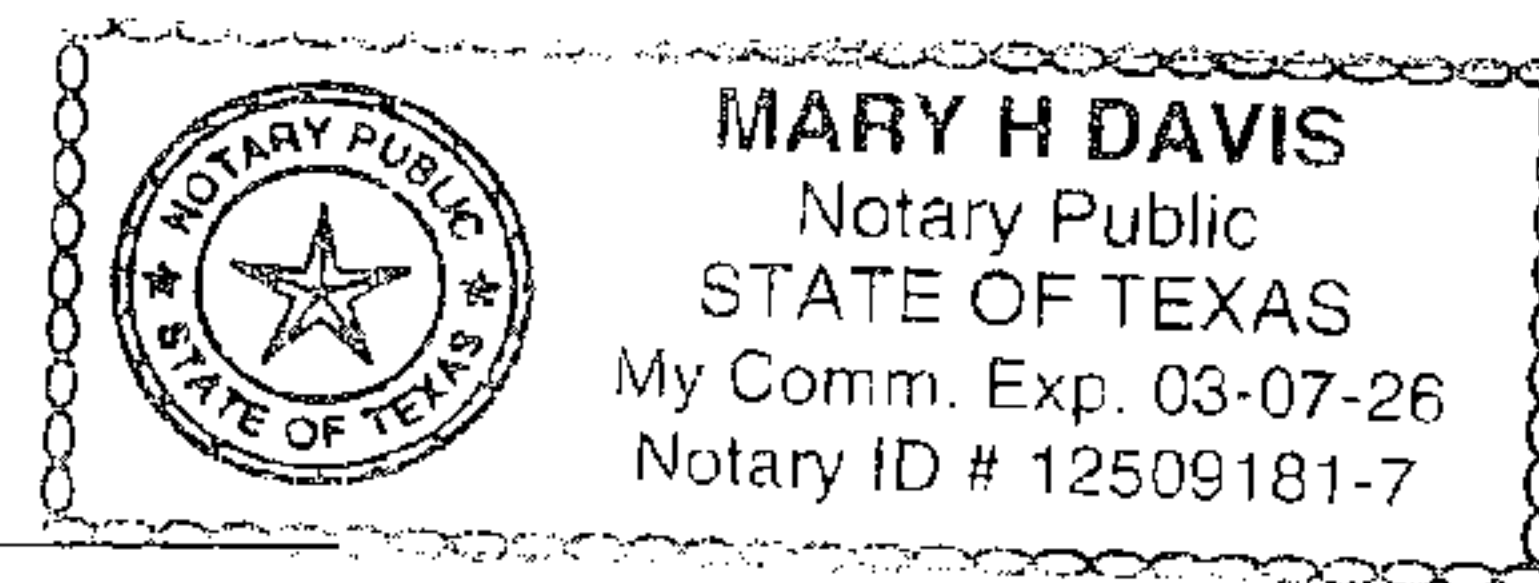
County of Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alison Peters Henderson, as Personal Representative of the Estate of Thomas McCurdy Peters; and Alison Peters Henderson, individually, whose name, both as Personal Representative and individually, 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, she, as such Personal Representative and individually executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of May, 2025.


Notary Public

My Commission Expires: 03-07-2026

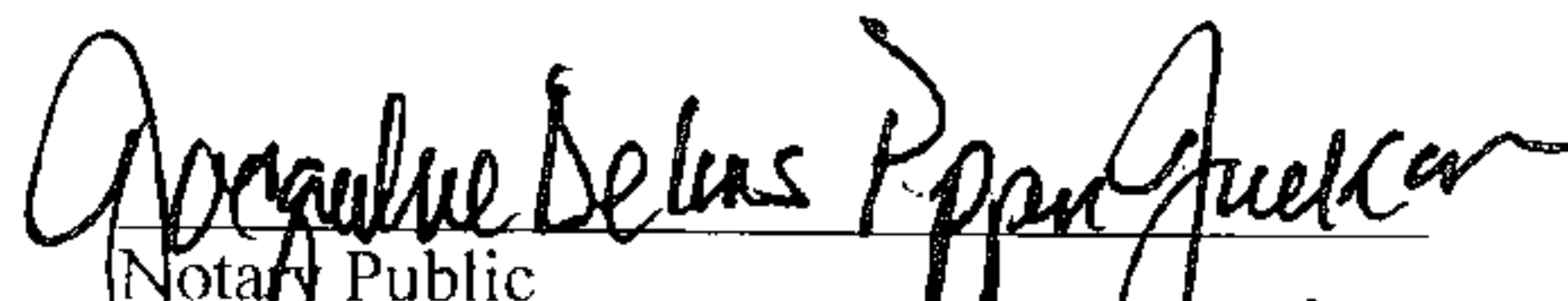


STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

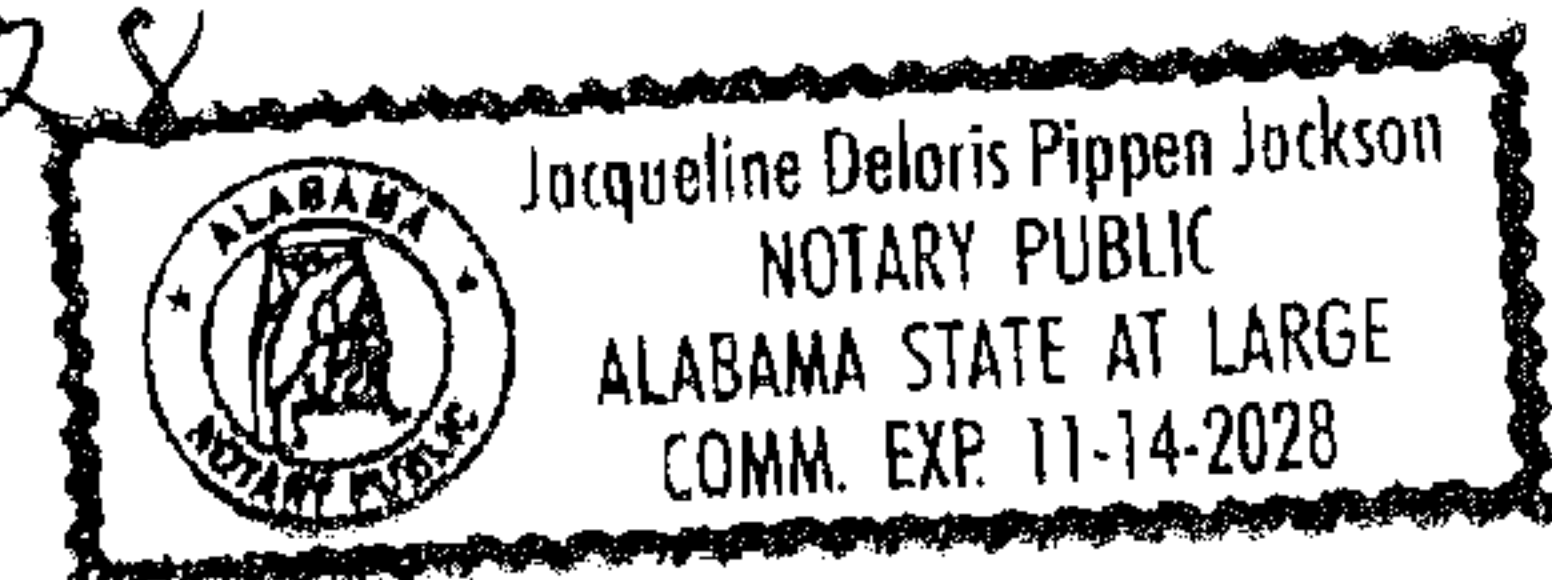
Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lauren Peters Anders, 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, she executed the same voluntarily on the day the same bears date.

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


Notary Public

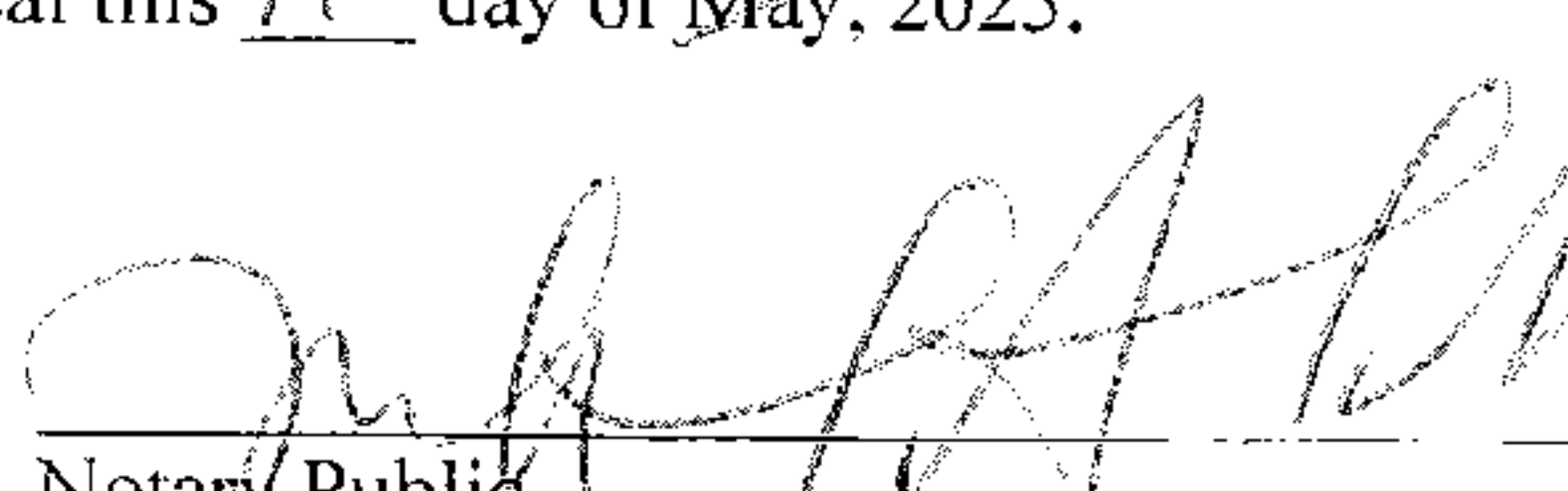
My Commission Expires: 11-14-28



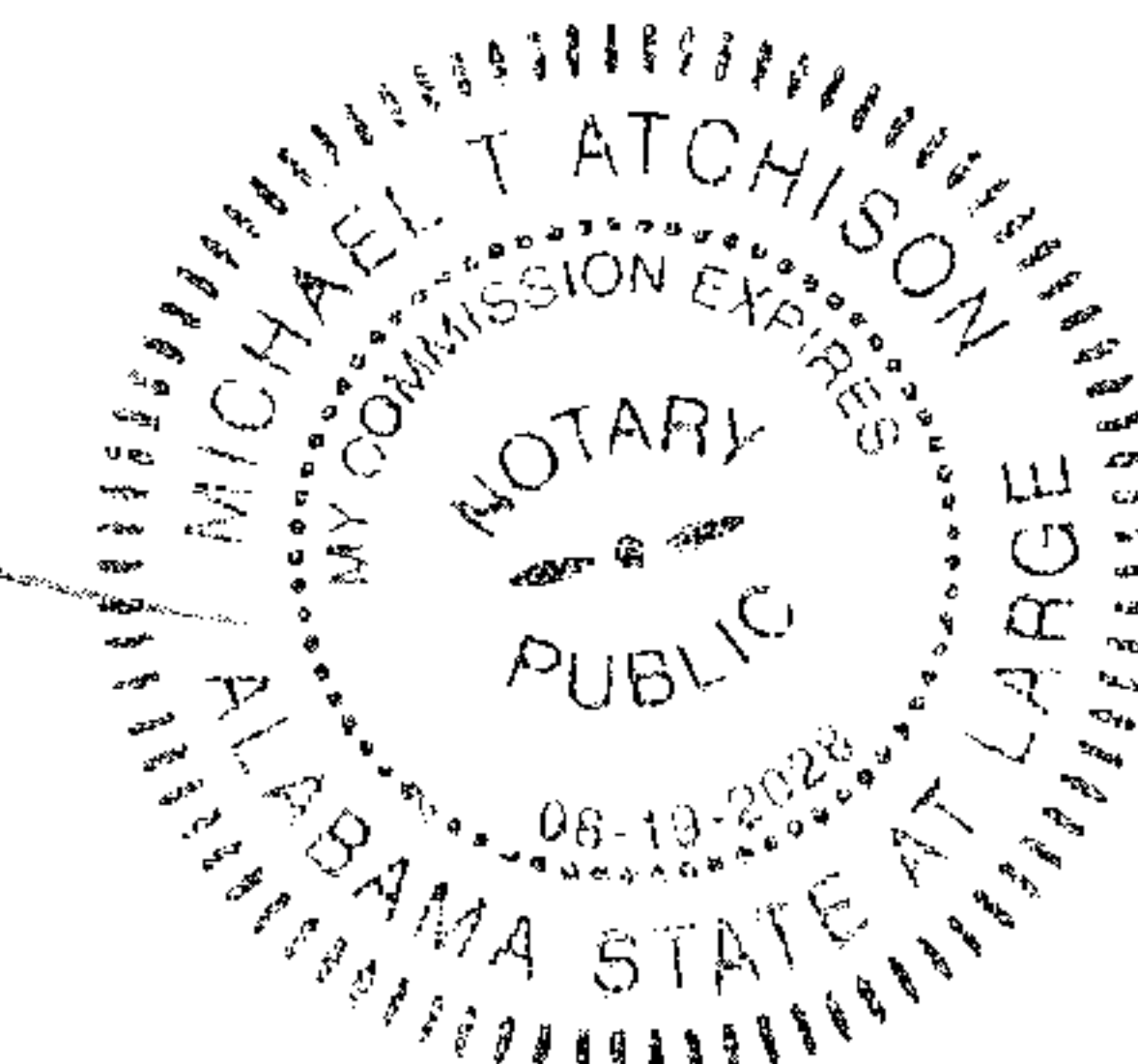
STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marcus Cleveland Peters, 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 official seal this 19 day of June, 2025.


Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/20/2025 10:04:15 AM
 \$32.00 KELSEY
 20250820000255590

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name

Marquis Cleveland Peters

Grantee's Name

Marquis Cleveland Peters

Mailing Address

*185 Clear Creek Dr.
 Akron, AL
 35441*

Mailing Address

*185 Clear Creek Dr.
 Akron, AL
 35441*

Property Address

*Homeland Way
 Montevallo, AL
 35115*

Date of Sale

8-28-25

Total Purchase Price \$

1000.00

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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

Correct Instr No 2023 09/11/000373190

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 *8-28-25*

Print

Mike T. Atkinson

Sign

Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1