

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
DAVID JAMES VANDERVER and DICLA A. VANDERVER
321 Hanna Drive
Vincent, AL 35178

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$16,500.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, GERALD PEOPLES, JR., a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAVID JAMES VANDERVER and DICLA A. VANDERVER, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 47, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 26 Page 101, amended in Map Book 26 Page 129, and Instrument No. 2000-11199 in the Probate Office.
3. A 15 foot drainage and utility easement along the Northerly side of lot as shown on recorded Map Book 26 page 101 and Map Book 26 page 129 in the Probate Office.
4. A 100 year flood line along the Westerly side of lot as shown on Map Book 26 page 101 and Map Book 26 page 129 in the Probate Office.
5. Riparian and other rights created by the fact that the land fronts on a creek.

\$16,500.00 of the hereinabove stated consideration was paid from a purchase money mortgage in the amount of \$193,061.34 of even date and filed simultaneously herewith.

The hereinabove described real property does not constitute any part of the homestead of the hereinabove named grantor and/or his spouse.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

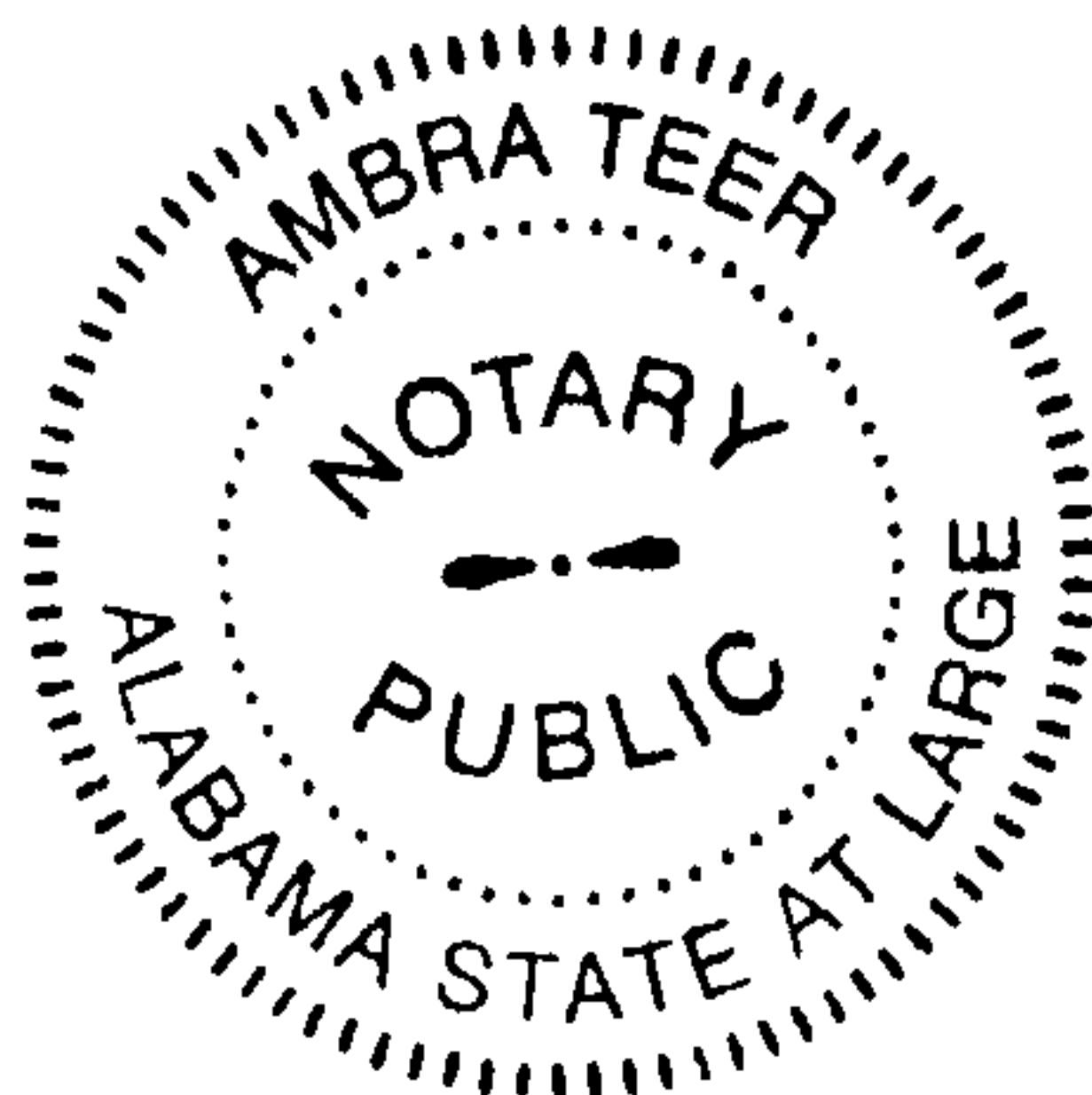
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of October, 2025.

Gerald Peoples Sr
GERALD PEOPLES, JR.

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that GERALD PEOPLES, JR., a married man, 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 16th day of October, 2025.



Ambra Teer
NOTARY PUBLIC
My Commission Expires: 5/29/2028

Grantor's Name:
GERALD PEOPLES, JR.

Grantee's name:
DAVID JAMES VANDERVER and DICLA A.
VANDERVER

Mailing Address:
17325 AL Hwy 174
Pell City, AL 35125

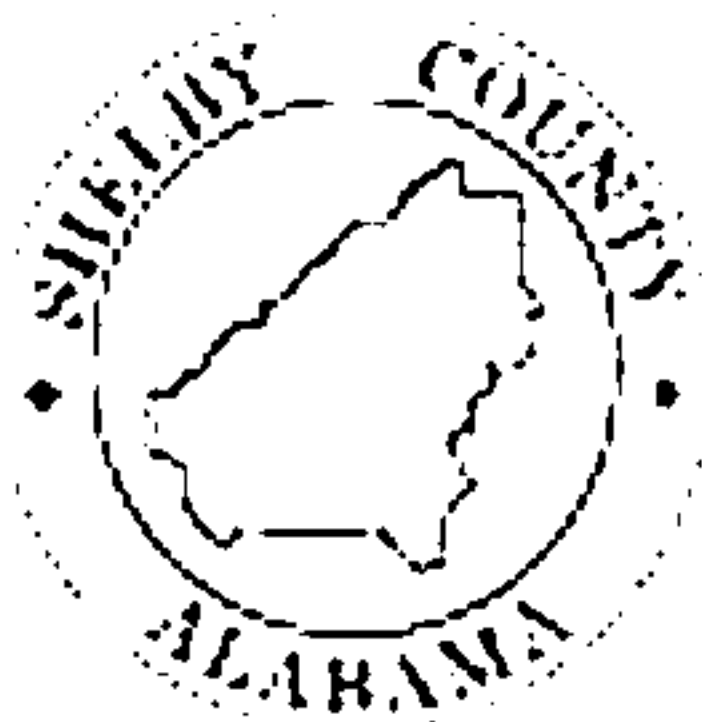
Mailing Address:
321 Hanna Drive
Vincent, AL 35178

Property Address:
321 Hanna Drive
Vincent, AL 35178

Date of Sale: October 16, 2025
Total Purchase Price: \$16,500.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2025 09:26:56 AM
\$29.00 JOANN
20251021000322460

Allen S. Bayl