

QUITCLAIM 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 Grantee, the receipt in full and sufficiency whereof is acknowledged, BRIAN E. PETERS AKA BRIAN EDWARD PETERS AND WIFE JANE W. PETERS AKA JANE WILLIAMS PETERS, A MARRIED COUPLE, the undersigned Grantors, do release, remise quitclaim and convey my interest to Brian E. Peters and Jane W. Peters, Trustees, or their successors in interest, of the Peters Living Trust dated November 10, 2025, and any amendments thereto.” the Grantee in and to the following described real property, situated in SHELBY COUNTY ALABAMA, viz:

more particularly described on Exhibit A which is hereby attached and incorporated by reference as though fully set out herein.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

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.

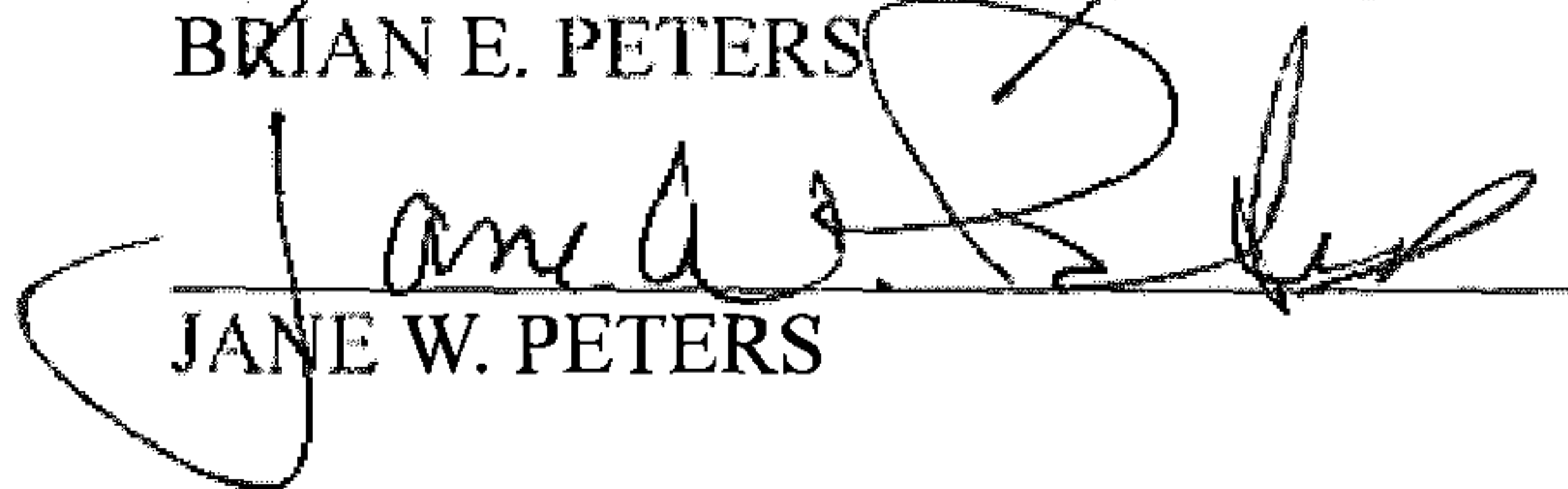
TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

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 11-10-25.

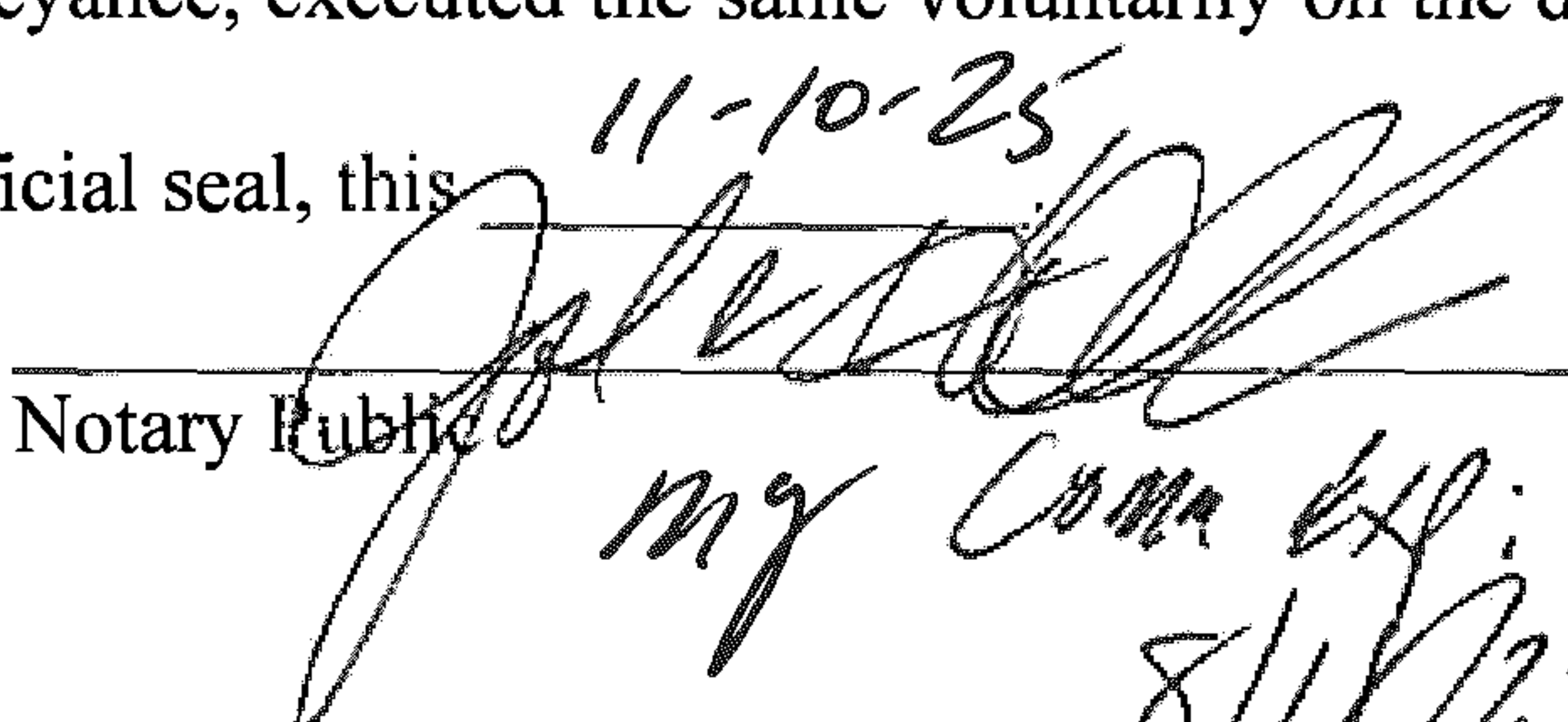
 (SEAL)
BRIAN E. PETERS

 (SEAL)
JANE W. PETERS

**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 **BRIAN E. PETERS AND JANE W. PETERS** 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

11-10-25

Notary Public

my Comm. exp:
8/18/27

This Instrument was Prepared By:
John Holliman, Esq., 2057 Valleydale Road, Hoover, Al
Grantees Address to Send Tax Notice:

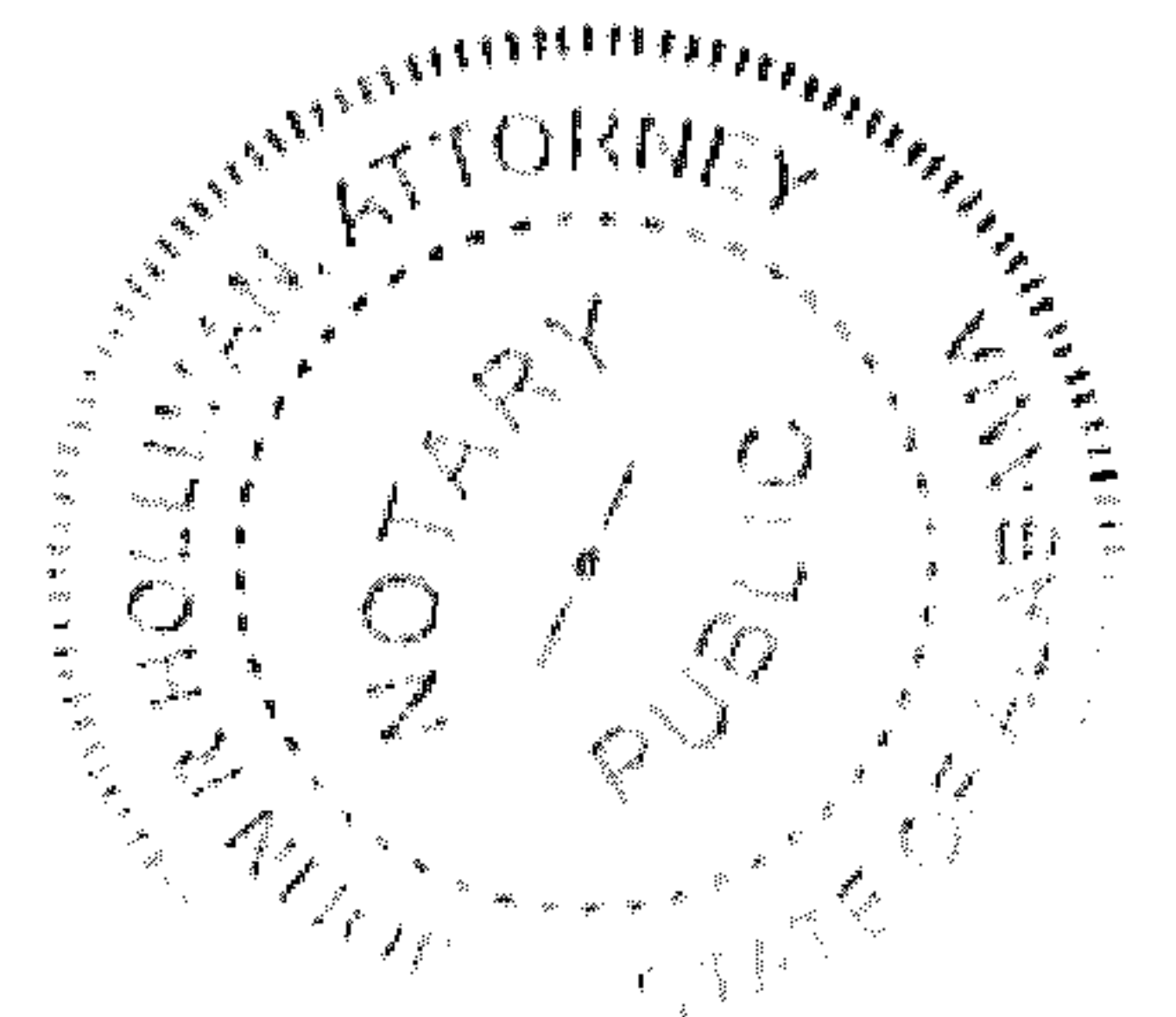


Exhibit A

LOT 9, ACCORDING TO THE SURVEY OF WOODVALE, AS RECORDED IN MAP BOOK 12, PAGES 21 AND 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.**

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

Grantor's Name Brian E. Peters & Jane W. Peters
 Mailing Address 6009 Woodvale Drive
Helena, AL 35080

Grantee's Name Brian E. Peters & Jane W. Peters
 Mailing Address The Peters Living Trust
6009 Woodvale Drive
Helena, AL 35080

Property Address 6009 Woodvale Drive
Helena, AL 35080
Parcel # 13-8-27-1-002-009.000

Date of Sale 11/10/2025
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 279,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessment
☐ 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 11-12-25

Print

Michael Bradford

☐ Unattested

Sign

Michael Bradford

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2025 01:32:43 PM
 \$310.50 KELSEY
 20251112000347380

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Allen S. Bayl