

20251125000361170
11/25/2025 08:06:03 AM
QCDEED 1/4

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
Peggy C. Dunaway
55 Rena Ln
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

CLARENCE EDWARD CARTER, deceased and PEGGY C. DUNAWAY, a single woman

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

**JAMES BRODY SCOTT, SHAWN KEVIN PEEPLES, and TRACY PEEPLES WALTON,
Trustees of the PEGGY C. DUNAWAY FAMILY TRUST, dated November 22,
2025.**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

“See Attachment A”

This instrument was prepared without the benefit of title.

PEGGY C. DUNAWAY is the surviving grantee of that certain deed recorded as 20120111000014900 on 01/11/2012, the other grantee CLARENCE EDWARD CARTER, having died on or about February 28, 2013.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 hands(s) and seal(s) this 22 day of November, 2025.

Peggy C Dunaway _____ (Seal)
PEGGY C. DUNAWAY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, James B. Cooper the undersigned, a Notary Public in and for said County, in said State, hereby **PEGGY C. DUNAWAY** whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me 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 22 day of November, 2025.



James B. Cooper
Notary Public: James B Cooper
My Commission Expires: September 19, 2027

Attachment A

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run southerly along the west boundary line of said NE $\frac{1}{4}$ of the NR $\frac{1}{4}$ for 420.0 feet; Thence run easterly parallel to the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 450.0 feet to the point of beginning of the land herein described; Thence continue easterly parallel to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 382.25 feet; Thence run southerly parallel to the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 113.96 feet; Thence westerly parallel to the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 382.25 feet; Thence run northerly 113.96 feet to the point of beginning.

ALSO a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run southerly along the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 420.0 foot; Thence run easterly parallel to the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 450.0 feet to the point of beginning of the land herein described; Thence continue easterly along last said course for 495.0 feet; Thence run northerly parallel to the west boundary line of said section to the intersection with the South Right of Way line or the Siluria - Maylene Road; Thence run westerly along the south Right of Way line of said Road to a point that is north or the point of beginning; Thence run southerly parallel to the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning.

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Mineral and mining rights if not owned by Grantor
3. Existing easements, restrictions, set-back lines, rights of way, limitations, if any of record

Parcel Number: 23-5-16-0-001-003.000

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

Grantor's Name Peggy C. Dunaway
 Mailing Address 55 Rena Ln
Alabaster, AL 35007

Grantee's Name Peggy C. Dunaway Family Trust
 Mailing Address 55 Rena Ln
Alabaster, AL 35007

Property Address 55 Rena Ln
Alabaster, AL 35007

Date of Sale 11/22/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 310,330

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2025 08:06:03 AM
 \$343.50 BRITTANI
 20251125000361170

Allen S. Boyd

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 Citizen Access Portal
 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 11-22-2025Print James Brandon Cooper

Unattested

Sign James B. Cooper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one**Form RT-1**