

STATE OF ALABAMA

*

WARRANTY DEED

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COUNTY OF DALE

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KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten Dollars and other

valuable consideration to the undersigned Grantor, **James Howard Peters, a widower**, in

hand paid by Grantee, **The City of Ozark, Alabama, a municipal corporation**, the receipt

whereof is acknowledged, Grantors do hereby grant, bargain, sell and convey unto said

Grantee, the following described real estate, situated in Dale County, Alabama, to-wit:

Part of the East 17 acres off of the SE 1/4 of the NE 1/4 of Section 30, Township 6 North, Range 24 East; Beginning at the Southeast corner of the NE 1/4, thence West 561 feet more or less to a point, thence North 150 feet more or less to a point; thence Northeasterly (at about North 50 East) 750 feet more or less to the East line of Section 30, Township 6 North, Range 24 East; thence South 560 feet more or less to the Point of beginning lying in the SE 1/4 of NE 1/4 of Section 30, Township 6 North, Range 24 East.

AND

Part of the W 1/2 of the NW 1/4 of Section 29, Township 6 North, Range 24 East beginning at the Southwest corner of the NW 1/4, thence North 560 feet more or less to a point, thence Northeasterly (at about North 50 East) 730 feet more or less to a point on a dirt road at a branch or ditch, thence Northwesterly along dirt road 1660 feet more or less to the North line of Section 29, thence East 1120 feet more or less to the Northeast corner of the NW 1/4 of the NW 1/4, thence South 2640 feet more or less to the Southeast corner of the SW 1/4 of the NW 1/4, thence West 1320 feet more or less to the Point of Beginning.

Being further identified as Parcel #26 06 09 29 0 001 001.000 & 26 06 09 30 0 001 002.002.

For Source of Title: See **Deed Book 355, Page 164**, Probate Records of Dale County, Alabama. It being understood that the said Janice Peters is deceased.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever;

and,

GRANTOR does covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances; that she has a good right to sell and convey the same as aforesaid; and that Grantor will warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims and demands of all persons.

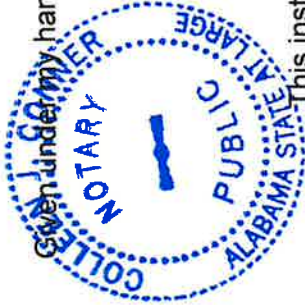
IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 27th day of

March, 2025.

James Howard Peters
James Howard Peters

STATE OF ALABAMA
COUNTY OF DALE

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that **James Howard Peters**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.



Colleen J. Conner
Notary Public
My commission expires: 3/24/29
Ret Pu

This instrument prepared by **Joe W. Adams**, Attorney at Law
Post Office Box 1487, Ozark, Alabama 36361 - Telephone 334-774-5533

Send Tax Notice to Grantee:

The City of Ozark,
a municipal corporation
Post Office Box 1987
Ozark, AL 36361

Grantor's Name & Address	Property Address	Date of Sale:	Purchase Price per contract:
James Howard Peters 617 Jodie Parker Road Ozark, L 36360	64.37 ac +- off of Roy Parker Road Ozark, AL 36360		\$343,000.00
Verified by: Colleen J. Conner			

8.00
9.00
17.00