

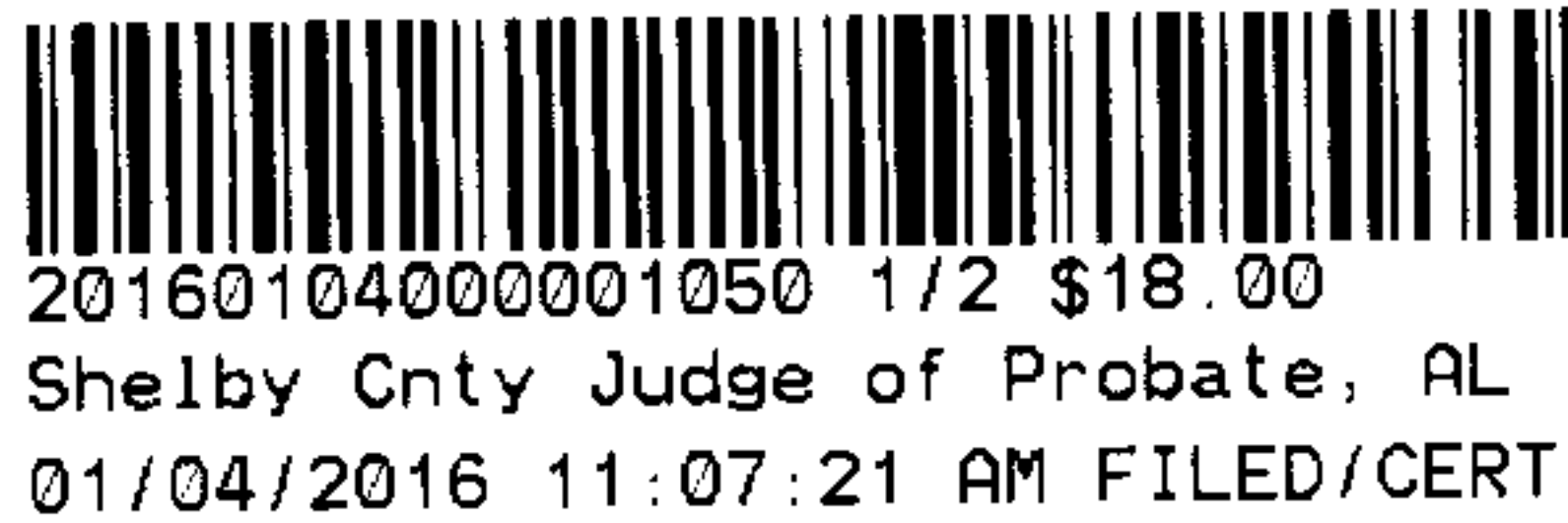
Shelby County, AL 01/04/2016  
State of Alabama  
Deed Tax: \$1.00

SEND TAX NOTICE TO:  
BRYAN K. WINTERSTEEN  
6038 Eagle Point Circle  
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:



In consideration of Ten and No/100 (\$10.00) Dollars, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ROGER C. STANTON and MARIAN C. STANTON, husband and wife, hereinafter referred to as Grantor, do grant, bargain, sell and convey unto BRYAN K. WINTERSTEEN and ELIZABETH E. WINTERSTEEN, herein referred to as Grantee, as joint tenants, with rights of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

BEGIN at the Southeast Corner of Lot 758A according to the Resurvey of Lots 757 and 758, Eagle Point 7<sup>th</sup> Sector, as recorded in the Probate Office of Shelby County in Map Book 32, Page 75, thence N 54 degrees 43' 38" W, a distance of 33.55'; thence S 02 degrees 50' 51" W, a distance of 75.14'; thence N 29 degrees 12' 17" E, a distance of 63.78' to the Point of Beginning.

SUBJECT, to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set my Hand and Seal this 19<sup>th</sup> day of December, 2015.

\_\_\_\_\_  
ROGER C. STANTON

\_\_\_\_\_  
MARIAN C. STANTON

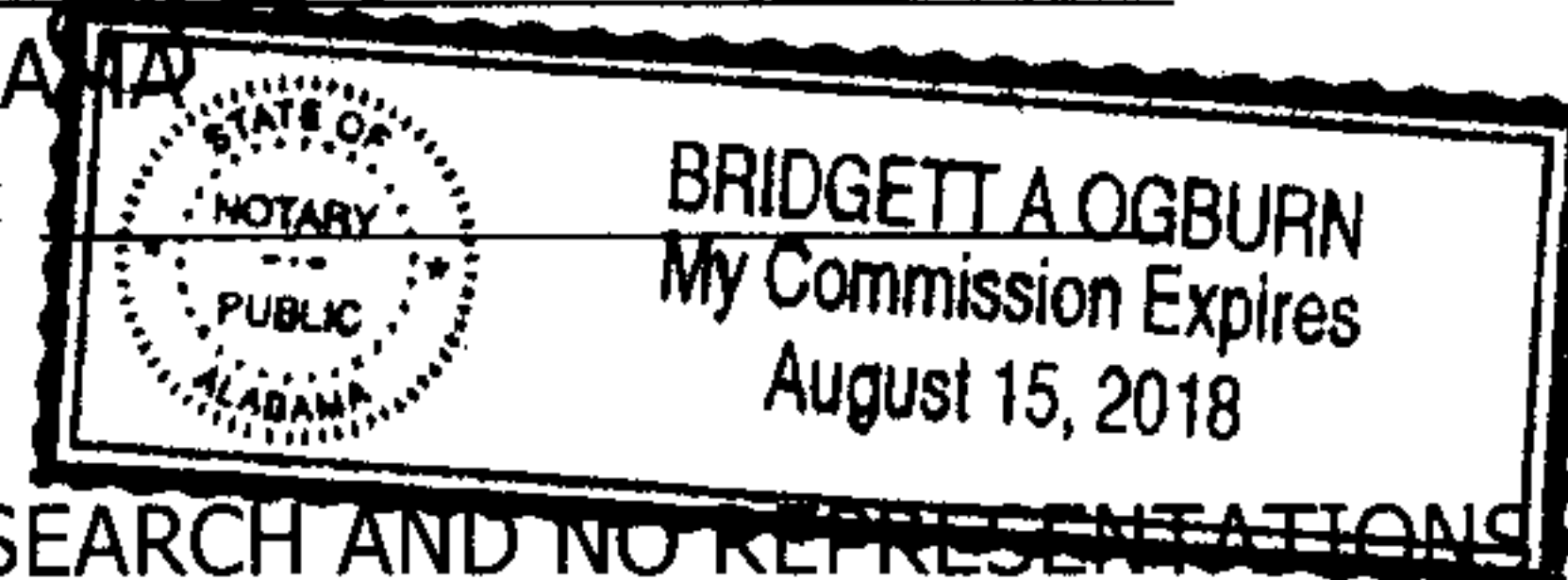
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said County and State, hereby certify that ROGER C. STANTON AND MARIAN C. STANTON, whose names are signed to the foregoing conveyance and who are known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER my Hand and Seal this 19<sup>th</sup> day of December, 2015.

\_\_\_\_\_  
NOTARY PUBLIC FOR ALABAMA  
MY COMMISSION EXPIRES:



THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OR REQUEST OF A TITLE SEARCH AND NO REPRESENTATIONS OR WARRANTIES ARE BEING MADE AS TO MORTGAGES, LIENS OR JUDGMENTS ON TITLE, BY:

McLeod & Associates, 1957, Hoover Court, Suite 306, Hoover, AL 35226



# Real Estate Sales Validation Form

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

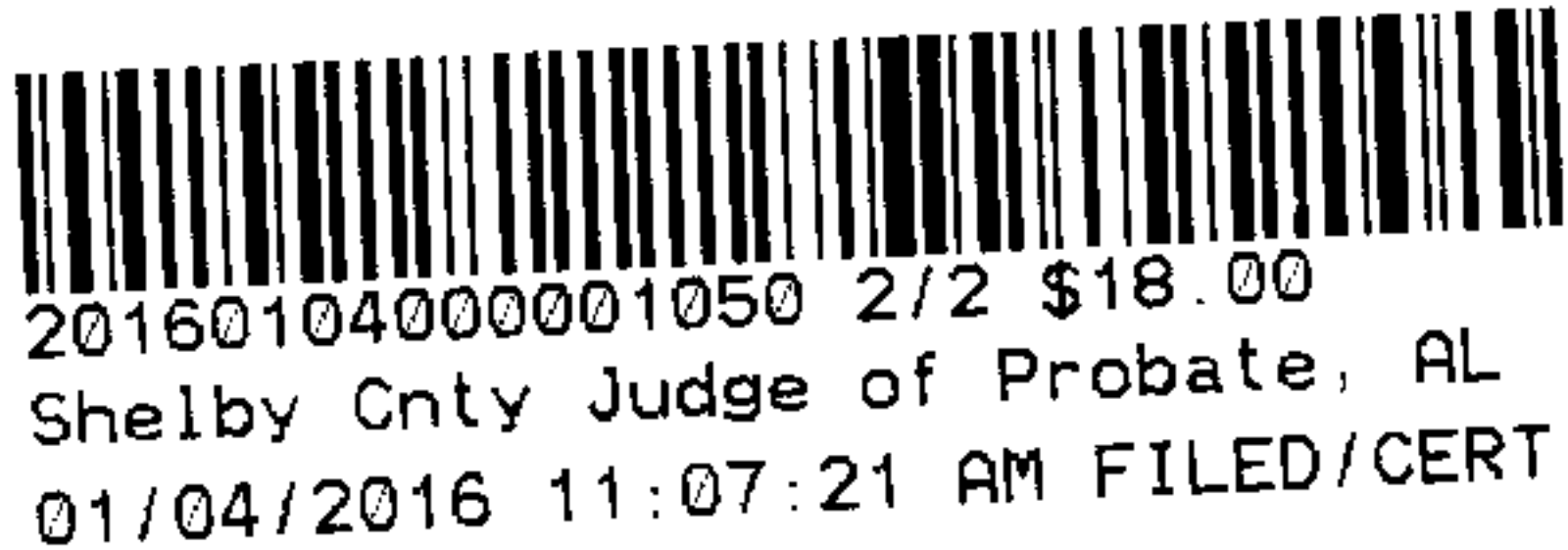
Grantor's Name Roger C & Marian C Stanton Grantee's Name Bryan K & Elizabeth E  
Mailing Address 6046 Eagle Point Cir Mailing Address ~~6038~~ Winterslee  
Birmingham AL 35242 6038 Eagle Point Cir  
Birmingham, AL 35242

Property Address no address assigned

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 1,000



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 office  
☐ 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 1-4-16

Print

Marian C Stanton

Sign

Marian C Stanton

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1