

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
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SEND TAX NOTICE TO:
DAVEY G. WINFREY
1575 Hwy 35
Delham, AL 35124

WARRANTY DEED



20120813000296880 1/3 \$76.50
Shelby Cnty Judge of Probate, AL
08/13/2012 08:28:35 AM FILED/CERT

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, VELMA PUCKETT f/k/a VELMA WINFREY and husband, CHESTER JAMES PUCKETT, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto DAVEY G. WINFREY, (herein referred to as GRANTEE), reserving unto VELMA PUCKETT f/k/a VELMA WINFREY, a life estate in the following described real estate situated in SHELBY, ALABAMA, to-wit:

Commencing at the Northwest corner of the South Half of the NE 1/4 of NW 1/4 of Section 18, Township 20, Range 2 West, for a point of beginning; thence run East along the North boundary line of said South Half 731 feet to a County Road; thence run in a Southerly direction along said County Road 400 feet; thence run in a Northwesterly direction 638 feet to the West boundary line of said South Half to a point 40 feet South of the point of beginning; thence run North 40 feet to the point of beginning, all lying in the South Half of the NE 1/4 of NW 1/4 of Section 18, Township 20, Range 2 West.

Velma Winfrey (now known as Velma Puckett) is the surviving grantee in that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 290, Page 567; the other grantee, George W. Winfrey, having died on or about August 12, 1999.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever, subject to the reservation of the life estate of Velma Puckett f/k/a Velma Winfrey.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of August, 2012.

Velma Winfrey (L.S.)
VELMA PUCKETT f/k/a VELMA WINFREY

Chester James Puckett (L.S.)
CHESTER JAMES PUCKETT

Shelby County, AL 08/13/2012
State of Alabama
Deed Tax: \$56.50

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VELMA PUCKETT f/k/a VELMA WINFREY and husband, CHESTER JAMES PUCKETT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2012

Brona J. Draham
Notary Public

My Commission Expires: 2/13/13


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Real Estate Sales Validation Form

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

Grantor's Name VELMA WINFREY AKA VELMA PICKETT
Mailing Address 1575 Hwy 35
Pelham, AL 35124

Grantee's Name DAVEY WINFREY
Mailing Address 1360 Hwy 35
Pelham, AL 35124

Property Address 1575 Hwy 35
Pelham, AL 35124

Date of Sale AUGUST 10, 2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 56,540⁰⁰

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other SC Tax Assessor Valuation

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 8/10/12

Print DAVEY WINFREY

Unattested

Margaret Gay
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one