

This instrument was prepared by:
D. Wade Ramsey
Ramsey & Associates, L.L.C.
P.O. Box 382012
Birmingham, Alabama 35238

Send tax notice to:
Myra J. Winfrey
1176 Yeager Pkwy
Pelham, Alabama 35124

WARRANTY DEED

THE STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One thousand & 00/100-----DOLLARS, (\$1,000.00), and other good and valuable consideration to the undersigned Grantor paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/we **Charles H. Glass, Sr., a married man, Vera Fay Glass Tate, an unmarried woman, and Myra Joyce Glass Winfrey and her husband, Danny Wayne Winfrey** (Grantor(s)) do grant, bargain, sell and convey unto **Myra Joyce Glass Winfrey** (Grantee(s)) all of my/our right, title and interest in and to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 2 of the Yeager Parkway Subdivision as recorded in instrument number 20120730000272960 in Map Book 43, Page 22 in the Office of the Judge of Probate of Shelby County, Alabama.

NO TITLE OPINION GIVEN

SAID PROPERTY IS NOT THE HOMESTEAD OF CHARLES H. GLASS, SR. OR HIS SPOUSE.

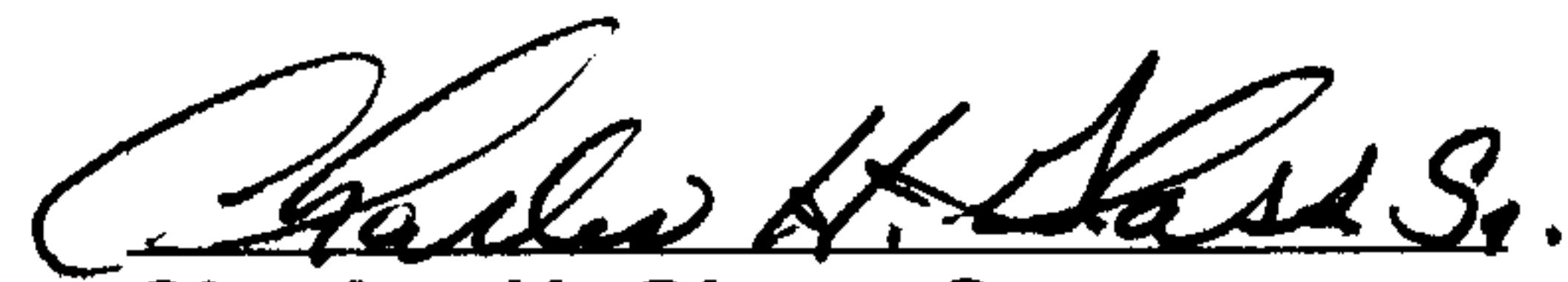
Subject to:

1. Ad Valorem Taxes for the year 2012 and subsequent years.
2. Restrictions, building lines, easements, agreements, right of ways, mineral and mining rights, covenants running with the land, and any mortgages as same are filed of record.

TO HAVE AND TO HOLD to the said GRANTEE forever.

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

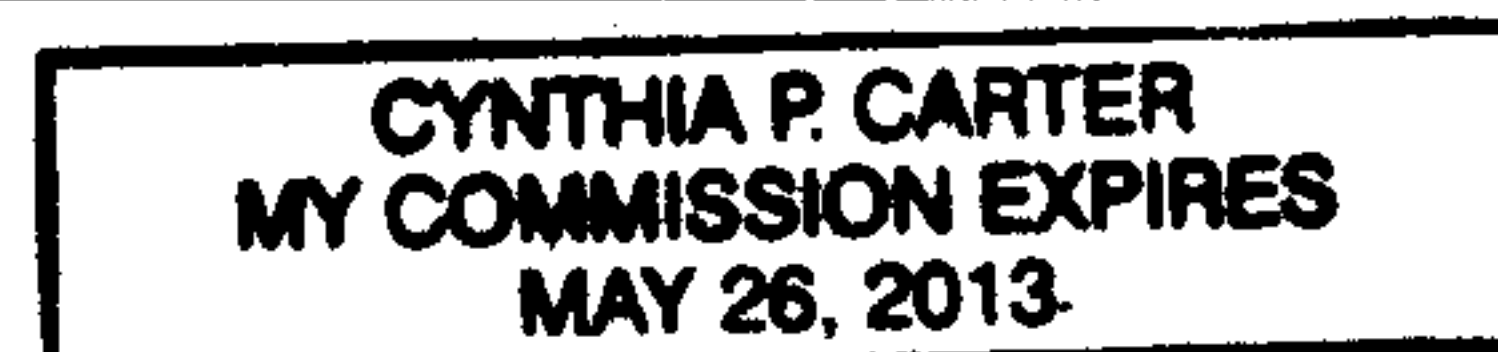
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s)
this the 12th day of September, 2012.


Charles H. Glass, Sr.

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State,
hereby certify that **Charles H. Glass, Sr.**, whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2012.

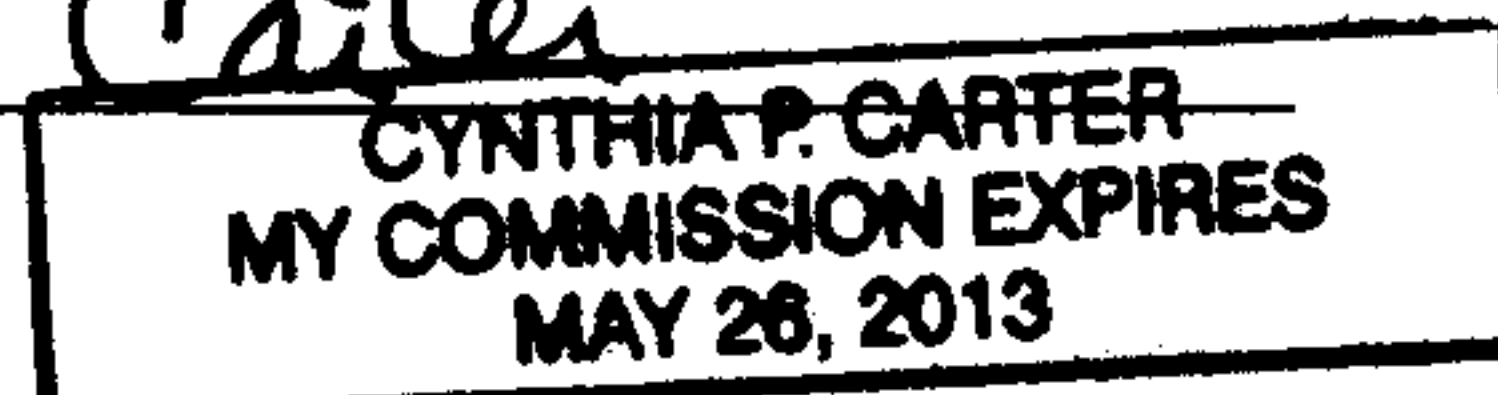

Notary Public
My Commission Expires: 


Vera Fay Glass Tate

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State,
hereby certify that **Vera Fay Glass Tate**, whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2012.

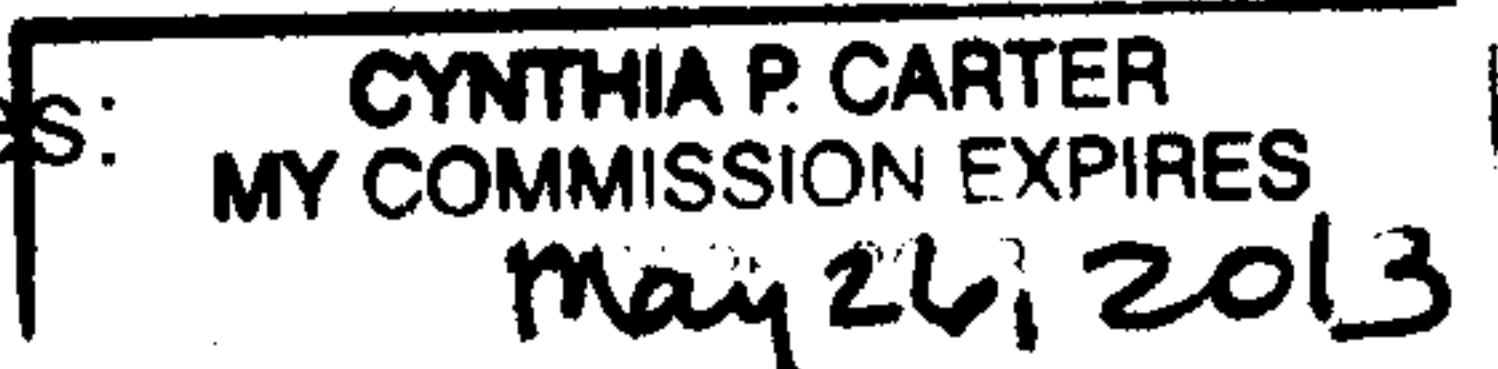

Notary Public
My Commission Expires: 

Myra Joyce Glass Winfrey
Myra Joyce Glass Winfrey

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Myra Joyce Glass Winfrey**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2012.

Cynthia P. Carter
Notary Public
My Commission Expires: 

Danny Wayne Winfrey
Danny Wayne Winfrey

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Danny Wayne Winfrey**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2012.

Cynthia P. Carter
Notary Public
My Commission Expires: 



Real Estate Sales Validation Form

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

Grantor's Name Charles H Glass Sr 1106 Stony Creek Rd Pelham, AL 35124 Grantee's Name Myra Joyce Winfree
Mailing Address Myra Joyce & Danny Winfree 1199 Yeager Parkway Pelham 35124 Mailing Address 1199 Yeager Parkway
Verna Fay Tate 1191 Yeager Parkway Pelham AL 35124 Pelham AL 35124

Property Address 1199 Yeager Parkway
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 242,806

3/4 value 182,104.

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 property Tax office

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 9/14/12

Print Russell L. Tate

☒ Unattested [Signature]
(verified by)

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



20120914000349080 4/4 \$205.50
Shelby Cnty Judge of Probate, AL
09/14/2012 09:38:15 AM FILED/CERT

Form RT-1