



20121113000433550 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
11/13/2012 09:21:05 AM FILED/CERT

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: **Walt Czeskleba**
140 Highway 24
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **TWENTY FOUR THOUSAND DOLLARS (\$24,000.00)**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Greg R. Winslett, a married man, whose address is 705 Gables Drive, Hoover, Alabama 35244

(herein referred to as Grantor, whether one or more), hereby grants, bargains, sells and conveys unto

H. G. McGaughy and Walt Czekkleba, whose address is 140 Highway 24, Montevallo, Alabama 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, which is located at 626 Main Street, Montevallo, Alabama 35115, situated in **SHELBY** County, Alabama to-wit:

Lot 2, according to Winslett's Resurvey of part of Lot 40, according to the Original Plan of Montevallo, Alabama, as recorded in Map Book 37, Page 131, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **Taxes for 2013 and subsequent years.**
- **Right of way to City of Montevallo as recorded in Deed Book 147, Page 126, in Probate Office.**
- **Easement to Alabama Power Company as recorded in Deed Book 222, Page 702, in Probate Office.**

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of November, 2012.



Greg R. Winslett

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal, this the 9th day of November, 2012.



Notary Public
My Commission Expires: 8/13/13

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Greg R. Winslett
Mailing Address 705 Gables Drive
Hoover, AL 35244

Grantee's Name H. G. McGaughy and Walt Czeskleba
Mailing Address 140 Highway 24
Montevallo, AL 35115

Property Address 626 Main Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ 24,000.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

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 _____

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).

Verified By: Nichelle A. Spears

Print Greg R. Winslett

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 9th day of Nov., 2012.

[Signature]
Notary Public

My commission expires: 8/13/13



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