


Send tax notice to:
PETER VAN WINSLETT
5180 MOUNTAIN VALLEY ROAD
BESSEMER, AL 35023


20130913000372160 1/3 \$61.50
Shelby Cnty Judge of Probate, AL
09/13/2013 11:45:04 AM FILED/CERT

Shelby County, AL 09/13/2013
State of Alabama
Deed Tax: \$41.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE NO/100 DOLLARS (\$1.00), to the undersigned GRANTOR by the GRANTEES herein, the receipt whereof is acknowledged, I,

LILLIAN MAXINE WINSLETT, a widowed woman

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

PETER VAN WINSLETT and wife, LAURA L. WINSLETT

(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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The East 100 feet of Lot 2 and Block 5 according to the Map of "Pine Grove Camp" as recorded in Map Book 4 at Page 8 in the Office of the Judge of Probate of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

NOTE: Title was not examined prior to the preparation of this document, but was prepared with information furnished by the Grantor.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, the said LILLIAN MAXINE WINSLETT has
hereunto subscribed her name and seal, on this the 4th day of February, 2004.

Lillian Maxine Winslett
LILLIAN MAXINE WINSLETT


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby
certify that LILLIAN MAXINE 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, she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 4th day of February, 2004.

Audrey J. Pusec
NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 28, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:
GARRY W. ABBOTT
ATTORNEY AT LAW
1818 THIRD AVENUE NORTH
BESSEMER, AL 35020


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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 Lillian Winslett
Mailing Address _____

Grantee's Name Peter Van Winslett
Mailing Address 5180 Mtn Valley Rd
Bessemer, AL 35023

Property Address 45 5th Av
Pine Grove Village
Shelby AL 35143

Date of Sale 2/4/04
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 41,030.00

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 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 9/13/13

Print Peter Van Winslett

Unattested _____

Sign Peter Van Winslett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

