

THIS DEED WAS PREPARED WITHOUT  
TITLE EXAMINATION OR LEGAL  
OPINION AND THE LEGAL  
DESCRIPTION IS BASED UPON  
INFORMATION PROVIDED BY THE  
GRANTOR HEREIN.

**Grantor:**

Peter Winslett  
Laura L. Winslett  
5108 Mountain Valley Road  
Bessemer, Alabama 35023

**Send Tax Notice To Grantee At:**

Robert William Winslett  
Peter Van Winslett  
Laura L. Winslett  
5108 Mountain Valley Road  
Bessemer, Alabama 35023

**Property Address:**

45 5<sup>th</sup> Avenue  
Shelby, Alabama 35143

**Source of Title:**      Instrument No. \_\_\_\_\_

**This instrument was prepared by:**


Andrew Laplante  
1604 Third Avenue North  
Bessemer, Alabama 35020

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Peter Van Winslett** and wife, **Laura L. Winslett** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert William Winslett, a single man, Peter Van Winslett** and wife, **Laura L. Winslett** (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them for and during their

Shelby County, AL 09/13/2013  
State of Alabama  
Deed Tax: \$14.00

  
20130913000372170 1/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
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joint lives and upon the death of either of them then to the survivor of them in fee simple, 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.

Subject to any easements, reservations and restrictions of record.

The property herein conveyed is not the homestead or home place of the grantor herein or his spouse.


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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with said GRANTEE, his, her or 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 stated 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 said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 14th day of September, 2013.

Peter Van Winslett (SEAL)  
Peter Van Winslett

Laura L. Winslett (SEAL)  
Laura L. Winslett

  
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STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Peter Van Winslett**, and wife **Laura L. Winslett** 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 executed the same voluntarily on the day the same bears date.

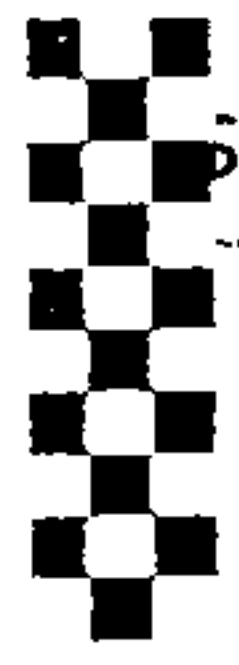
Given under my hand and seal this 6<sup>th</sup> day of September, 2013.

Jay M. Brooks  
Notary Public

\\FRONTOFFICE-PC\\Users\\Secretary\\Documents\\WPDOCS\\PROPERTY\\CLOSINGS\\Closings-2013\\Peter Winslett\\Deed 3.wpd

  
20130913000372170 3/4 \$38.00  
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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 Peter Van Winstett  
Mailing Address Lauralee Winstett

Grantee's Name Robert William Winstett  
Mailing Address Peter Van Winstett Laura Winstett  
5780 Mtn. Valley Rd.  
Bessemer, AL 35023

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

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 41,030. (1/3 = 13,676)

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).

Date 9/13/13

Print Peter Van Winstett

☒ Unattested

(Signature)  
(verified by)

Sign Peter Van Winstett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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