

This Instrument was Prepared by:
Paul D. Winterbottom
Sara N. Winterbottom
9910 Highway 31
Calera, AL 35040

Send Tax Notice To: Adam Winterbottom
Chelsie Winterbottom
9910 Highway 31
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Paul D. Winterbottom and Sara N. Winterbottom, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Adam Winterbottom and Chelsie Winterbottom, husband and wife** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Commence at the NW corner of the SE 1/4 of the NW 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama and run South 89 degrees 33 minutes 50 seconds East along the North line of said 1/4 1/4 a distance of 342.25 feet to a point on the east line of U.S. Highway No. 31; thence run South 1 degree 02 minutes 47 seconds West along said right of way line a distance of 283.13 feet to the point of beginning of the parcel being described; thence run South 87 degrees 20 minutes 42 seconds West a distance of 152.25 feet to a point; thence run South 2 degrees 34 minutes 43 seconds East a distance of 33.86 feet to a point; thence run South 86 degrees 37 minutes 52 seconds West a distance of 40.83 feet to a point; thence run South 7 degrees 49 minutes 02 seconds East a distance of 104.07 feet to a point; thence run North 87 degrees 29 minutes 09 seconds East a distance of 165.58 feet to a point on the West line of U.S. Highway No. 31; thence run a chord bearing of North 4 degrees 39 minutes 31 seconds East a distance of 139.61 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr. Ala. Reg. No. 9049, dated August 5, 1986.

Subject to easements, reservations and restrictions at record.

\$67,500.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of February, 2014.

Paul D. Winterbottom SR
Paul D. Winterbottom

(Seal) Sara N. Winterbottom (Seal)
Sara N. Winterbottom

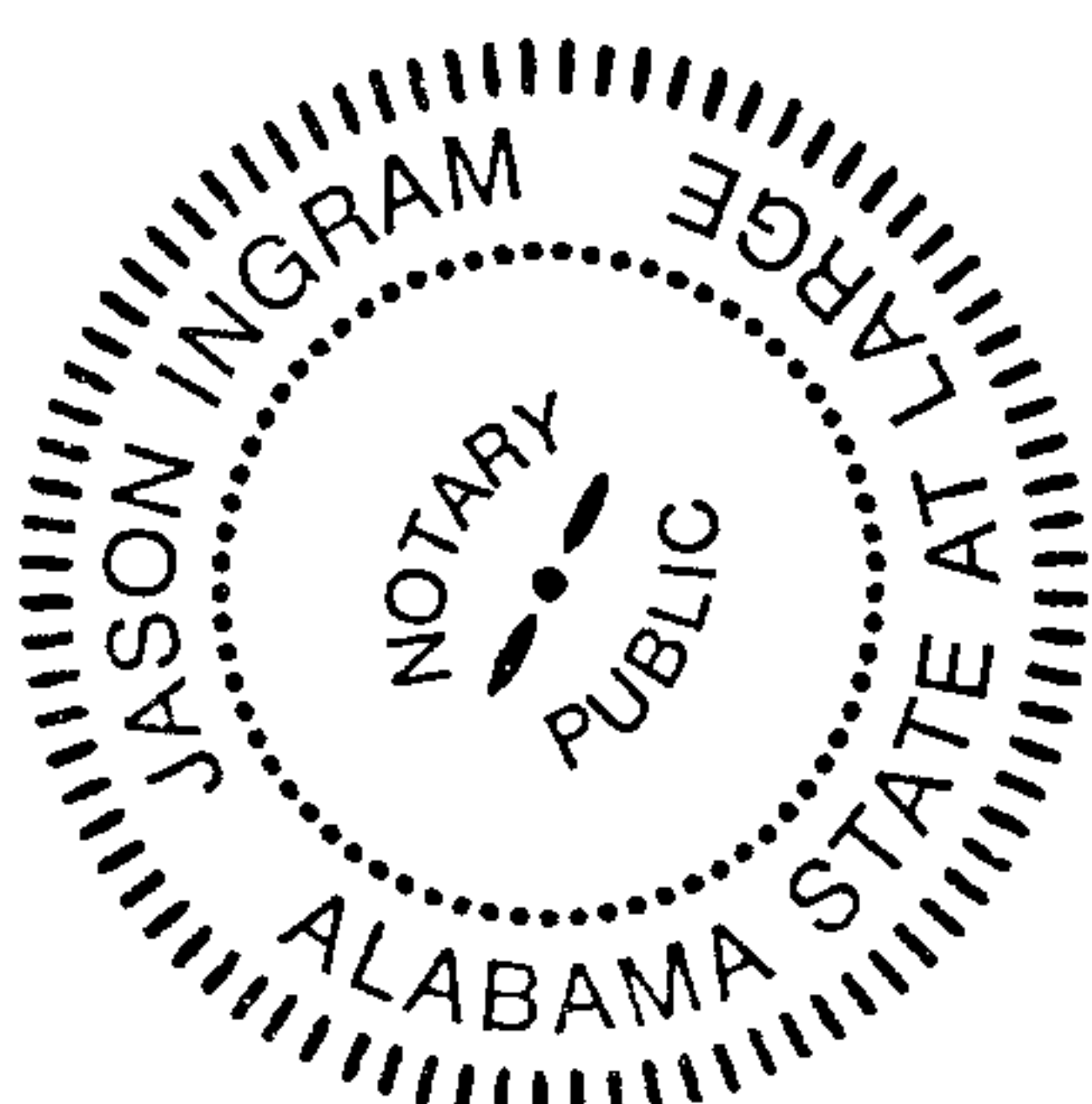
State of Alabama

} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Paul D. Winterbottom and Sara N. Winterbottom, husband and wife** whose names **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 the 28th day of February, 2014.



W. Jason Ingram
Notary Public

W. Jason Ingram
My Commission Expires
July 12, 2015


20140305000059750 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
03/05/2014 10:39:48 AM FILED/CERT

7⁰⁰
17⁰⁰
24⁰⁰

Real Estate Sales Validation Form

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

Grantor's Name Paul D. Winterbottom
Sara N. Winterbottom

Grantee's Name Adam Winterbottom
Chelsie Winterbottom

Mailing Address 9910 Highway 31
Calera, Alabama 35040

Mailing Address 1920 16th St
Calera, Alabama 35040

Property Address 9910 Highway 31
Calera, Alabama 35040

Date of Sale February 28, 2014
Total Purchase Price \$75,000.00

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 of 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 February 28, 2014

Print Paul D. Winterbottom

Sign Paul D. Winterbottom Jr
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20140305000059750 2/2 \$24.50
Shelby Cnty Judge of Probate, AL
03/05/2014 10:39:48 AM FILED/CERT

Form RT-1