

SEND TAX NOTICE TO:
Pete Winslett
5180 Mountain Valley Road
Bessemer, AL 35023

THIS INSTRUMENT PREPARED BY:
Garry W. Abbott, Attorney at Law
1818 Third Avenue North
Bessemer, AL 35020

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

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

LILLIAN H. WINSLETT, a widowed woman

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

WILLIAM JACK WINSLETT and PETER VAN WINSLETT

(herein referred to as GRANTEES) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast ¼ of the Southeast ¼ of Section 12, Township 24 North, Range 15 East of Shelby County, Alabama more particularly described as follows:

Begin at the Southeast corner of said forty; thence N 88 degrees 04'04" W for 200 feet; thence N 33 degrees 02'53" E for 196.38 feet to a point on the shoreline of Lay Lake; thence Southeast along the shoreline of Lay Lake a chord bearing and distance of S 89 degrees 15'26" E for 100 feet to the East line of said forty; thence S 02 degrees 23'14" W 32.64 feet to a 4" x 4" APCo concrete monument; thence S 02 degrees 25'53" W for 137.57 feet to the point of beginning. Less and except any portion of the above-described property that lies below the 397 foot mean sea level contour. The above-described property contains .58 acre, more or less.

NOTE: This conveyance is subject to those restrictions of record recorded in Instrument No. 2001-02426.

NOTE: This deed was prepared without benefit of a title search with information furnished by Grantor.

NOTE: This property does not represent the homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, and to his heirs and assigns 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 H. WINSLETT has hereunto subscribed her name and seal, on this the 4th day of February, 2004.


LILLIAN H. WINSLETT

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that LILLIAN H. 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.


20140422000117570 2/3 \$110.50
Shelby Cnty Judge of Probate, AL
04/22/2014 11:40:32 AM FILED/CERT


NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 28, 2004
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM H. WINSTETT
Mailing Address _____

Grantee's Name WILLIAM JACK & PETER
Mailing Address WINSTETT
5180 MOUNTAIN VALLEY
BESSMER AL. 35023

Property Address N/A

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 90,240.00

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 Appraisal
 Sales Contract Other
 Closing Statement

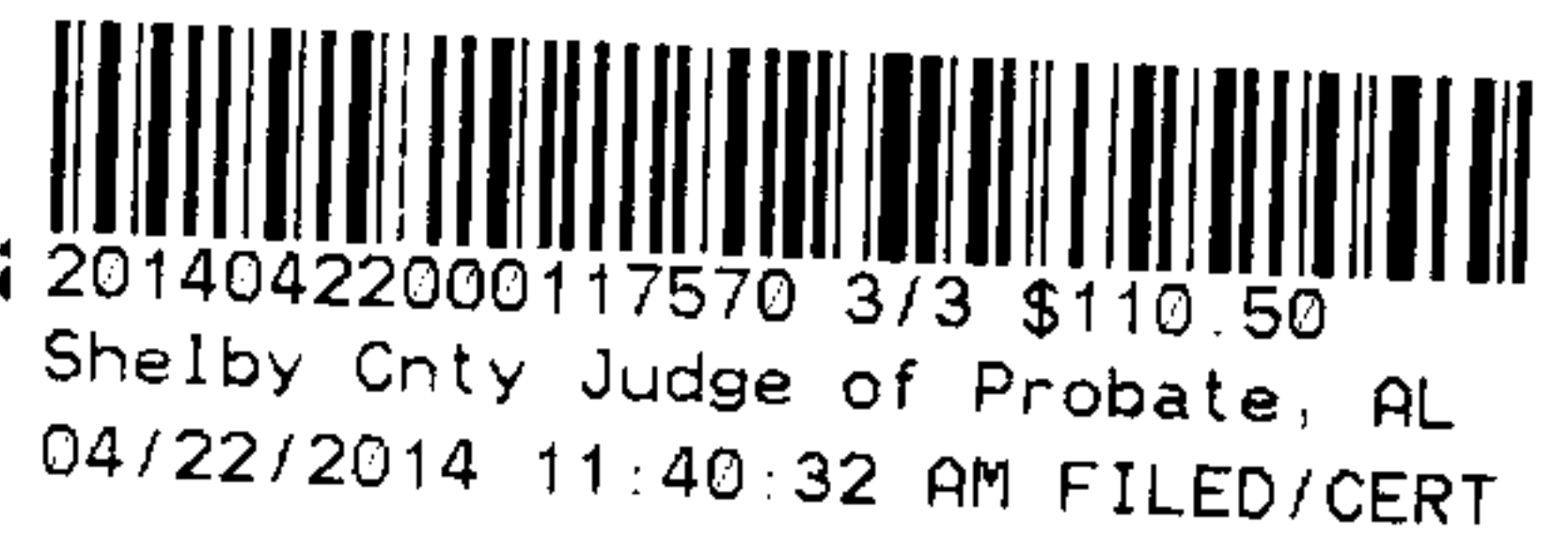
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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



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 4-21-14

Print Pete Winstett

Unattested

Sign Pete Winstett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one