


This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
Gary Winslett & Darlene Winslett  
210 Green Acres  
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS:

  
20150430000141350 1/3 \$28.50  
Shelby Cnty Judge of Probate, AL  
04/30/2015 11:28:41 AM FILED/CERT

That in consideration of FORTY FOUR THOUSAND and 00/100 Dollars (\$44,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Stacy A. Negley, a married woman, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Gary Winslett and Darlene Winslett, husband and wife (herein referred to as GRANTEEES), 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:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Subject Property herein described does not constitute the homestead of grantor nor that of grantor's spouse.

\$35,500.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, therr heirs and assigns, forever.  
And the Grantor does for herself and for her successors and assigns covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her successors and assigns 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, I hereunto set my hand and seal on this the 20 day of April, 2015.


Shelby County: AL 04/30/2015  
State of Alabama  
Deed Tax: \$8.50

  
Stacy A. Negley

STATE OF AL  
COUNTY OF Lee

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stacy A. Negley, 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, this 20 day of April, 2015.

  
NOTARY PUBLIC

My Commission Expires 3/18/2016

## EXHIBIT "A"

Legal Description:



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Commence at the Southwest Corner of the SW 1/4 of the NW 1/4 of Section 9, T-24-N, R-13-E, Shelby County, Alabama; thence East 417.80' to a point; thence North 726.84' to an iron pin; thence N 03°36'40" E 434.00' to an iron pin located on the South Right-of-Way of Shelby County Highway No. 20; thence along said South Right-of-Way the following four (4) courses: (1) N 76°50'52" E 95.07'; (2) N 85°20'17" E 125.14'; (3) S 89°11'45" E 507.06'; (4) N 78°38'56" E 32.74' to a point and POINT OF BEGINNING for the herein described parcel of land; thence continue along said South Right-of-Way the following two (2) courses: (1) N 78°38'56" E 74.10'; (2) N 62°52'33" E 110.84' to an iron pin located at the intersection of said South Right-of-Way and the West Right-of-Way of Shelby County Road No. 75; thence leaving said South Right-of-Way and along said West Right-of-Way the following two (2) courses: (1) S 04°22'42" W 235.94'; (2) S 05°23'09" W 351.95' to an iron pin; thence leaving said West Right-of-Way N 86°26'20" W 152.35' to a point; thence N 03°33'40" E 512.05' to the point of beginning. Containing 2.00 acres, more or less.



# Real Estate Sales Validation Form

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

Grantor's Name Stacy A. Nisley  
Mailing Address 601 Mares Hill Rd  
Auburn, AL 36830

Grantee's Name Gary + Darlene Winslett  
Mailing Address 210 Green Acres  
Calera, AL 35070

Property Address 2669 Hwy 75  
Calera, AL 35040

Date of Sale 4-23-15  
Total Purchase Price \$ 44,000.00  
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 ☐ 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 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 4-23-15

Print Gregory D Herrelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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