

This instrument was prepared by:
Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
2100-C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 979-6260

SEND TAX NOTICE TO:
Gerald L. Winters & Michelle G. Winters, Trustees
Winters Family Revocable Living Trust Dated 1/9/17
112 Chelsea Village Lane
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10.00 (Ten Dollars and no/100 dollars)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **GERALD L. WINTERS & MICHELLE G. WINTERS**, Husband & Wife (herein referred to as "Grantor"), grant, bargain, sell and convey unto **GERALD L. WINTERS and MICHELLE G. WINTERS as TRUSTEES OF THE WINTERS FAMILY REVOCABLE LIVING TRUST DATED JANUARY 9, 2017** (herein referred to as "Grantee") all of their rights, title and interest to the other, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 11, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for 2017 and subsequent years, not yet due and payable
2. Easements, mortgages, covenants, agreements, setback lines, restrictions and rights-of-way of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD to the said Grantee, their heirs, successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 3rd day of March, 2017.

(SEAL)

(SEAL)

Shelby County, AL 03/22/2017
State of Alabama
Deed Tax: \$209.50


GERALD L. WINTERS

MICHELLE G. WINTERS

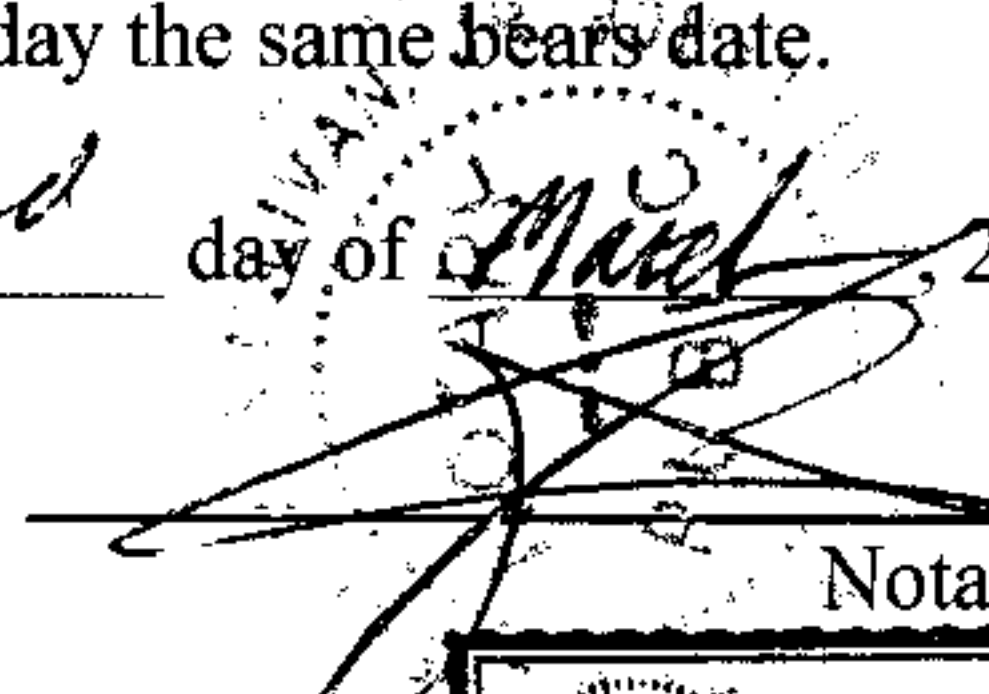
STATE OF ALABAMA
SHELBY COUNTY

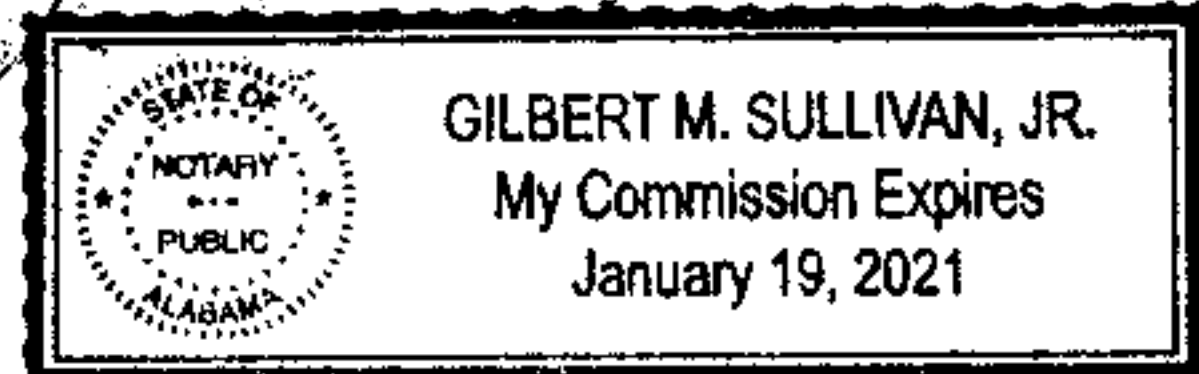
General Acknowledgment


20170322000095340 1/2 \$228.50
Shelby Cnty Judge of Probate, AL
03/22/2017 10:31:41 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GERALD L. WINTERS and MICHELLE G. WINTERS, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 our hands and official seals this 3rd day of March, 2017.



Notary Public

GILBERT M. SULLIVAN, JR.
My Commission Expires
January 19, 2021

Real Estate Sales Validation Form

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

Grantor's Name GERALD L. WINTERS
Mailing Address MICHELLE G. WINTERS
112 CHELSEA VILLAGE LANE
CHELSEA, AL 35043

Grantee's Name WINTERS FAMILY REVOCABLE
Mailing Address LIVING TRUST, DATED 1/9/17
GERALD L. WINTERS + MICHELLE G.
WINTERS TRUSTEES
112 CHELSEA VILLAGE LANE

Property Address 112 CHELSEA VILLAGE LANE
CHELSEA, AL 35043

Date of Sale 3/3/19 CHELSEA AL
Total Purchase Price \$ 35043

or
Actual Value \$

or
Assessor's Market Value \$ 209,300

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 TAX ASSESSOR'S VALUATION
☐ 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 3/3/19

Print GERALD L. WINTERS

☒ Unattested  (verified by)

Sign  (Grantor/Grantee/Owner/Agent) circle one



20170322000095340 2/2 \$228.50
Shelby Cnty Judge of Probate, AL
03/22/2017 10:31:41 AM FILED/CERT

Form RT-1