

This Instrument was Prepared by:

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830
File No.: 170434

20171103000400820
11/03/2017 02:06:43 PM
DEEDS 1/3

Send Tax Notice To: Amber Suzanne Hood
Collin Andrew Akers
869 Barkley Drive
Alabaster, AL 35007

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Albert N Winterstein, as Trustee, or his Successors of Albert N Winterstein Trust, dated 10/09/2006** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Amber Suzanne Hood and Collin Andrew Akers,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 869 Barkley Drive, Alabaster, AL 35007**; to wit;

Lot 319, according to the Survey of Silver Creek, Sector III, Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$142,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 person.

2 ALW

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17-1-17 day of November 2, 2017.

Albert N. Winterstein Trust dated 10/01/2006

Albert N. Winterstein
By: Albert N. Winterstein, as Trustee

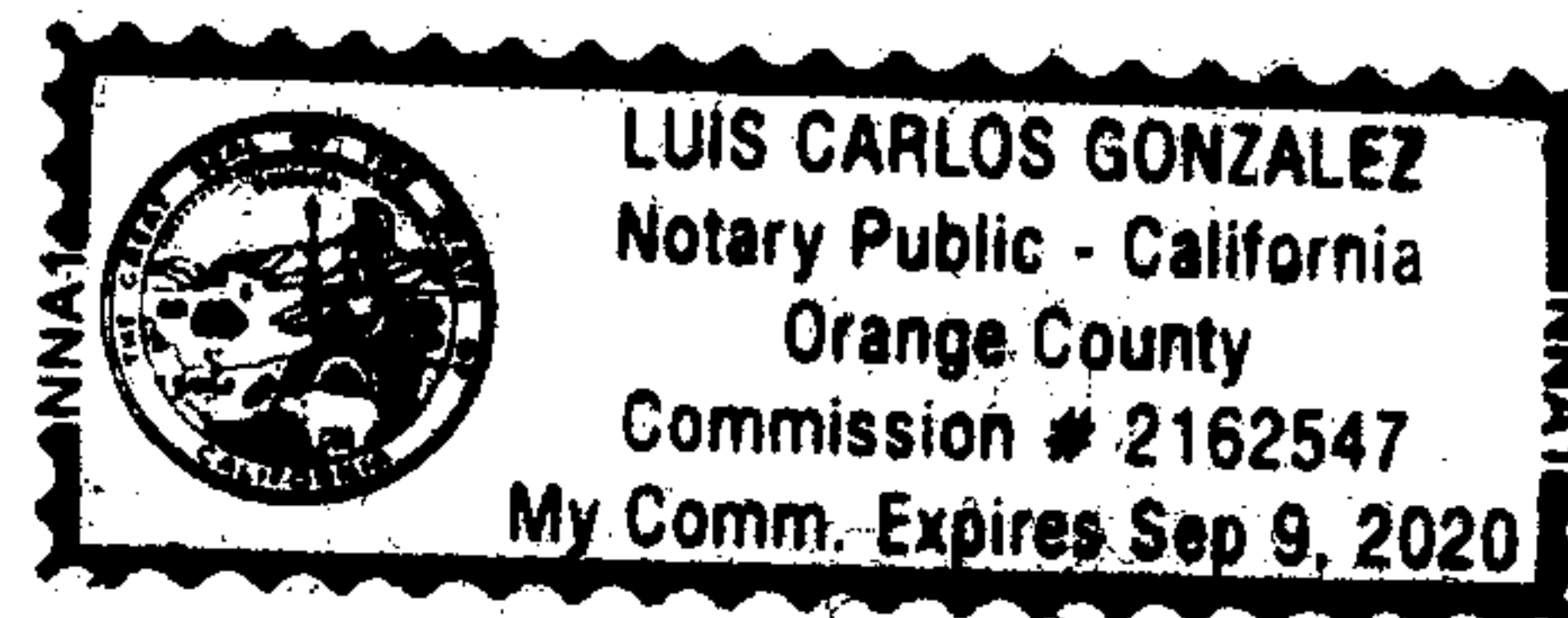
State of CA

County of Orange

I, Luis Carlos Gonzalez, a Notary Public in and for the said County in said State, hereby certify that Albert N Winterstein, as Trustee, or his Successors of Albert N Winterstein Trust, dated 10/09/2006, whose name(s) 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, in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of November, 2017.

[Signature]
Notary Public, State of CA
My Commission Expires: 9-9-2020



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Albert N Winterstein, as Trustee,</u>	Grantee's Name	<u>Amber & Collin Hood</u>
Mailing Address	<u>or his Successors of Albert N Winterstein</u>	Mailing Address	<u>869 Barkley Drive</u>
	<u>Trust, dated 10/09/2006</u>		<u>Alabaster AL 35007</u>
	<u>869 Barkley Drive</u>		
	<u>Alabaster AL 35007</u>		
Property Address	<u>869 Barkley Drive</u>	Date of Sale	<u>11/02/2017</u>
	<u>Alabaster AL 35007</u>	Total Purchase Price	<u>\$ 150,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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).

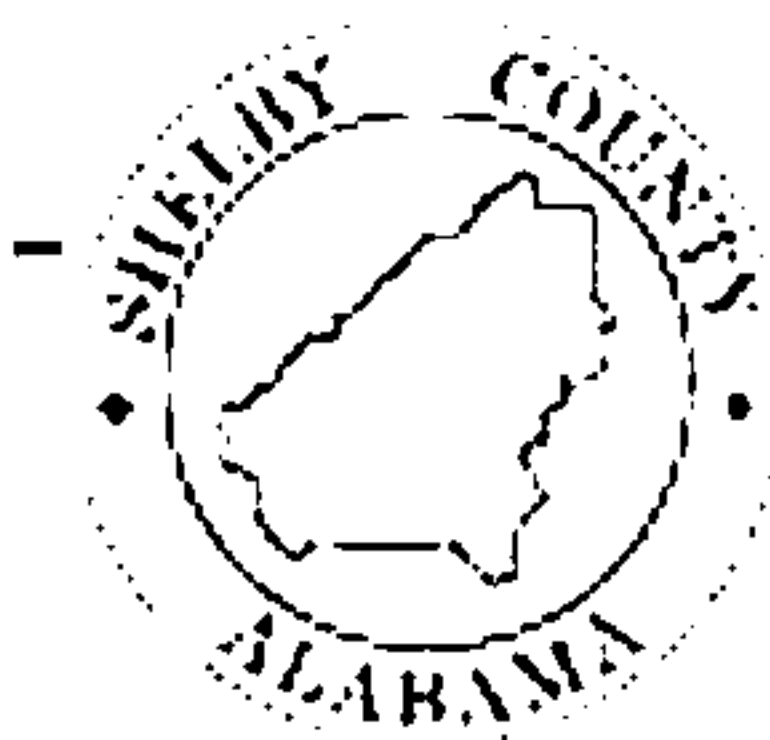
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/03/2017

Print Jim McLean

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk (verified by)
 Shelby County, AL
 11/03/2017 02:06:43 PM
 \$28.50 DEBBIE
 20171103000400820

Form RT-1