

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Nine Thousand Dollars (\$59,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Devin A. Winterberger, a married man**, (herein referred to as grantors), grant, bargain, sell and convey unto **Carole Schaefer**, (herein referred to as grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama, to wit:

Unit 1, Building 1, in Windhover, a condominium located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium recorded on July 23, 1975, in real volume 1197, Page 689, in the Probate Office of Jefferson County, Alabama, in Misc. Book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637, in Real Volume 1385, Page 91, in Real Volume 1388, Page 152, in Real Volume 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 85 and Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 196, in Misc. Book 18, Page 28, in Misc. Book 18 Page 163, in Misc. Book 24, Page 465, in Misc. Book 24, Page 468, in Misc. Book 26, Page 329 and in Misc. Book 26, Page 337 in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium as set out in Exhibit "B" attached to said Declaration of Condominium as it may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, Page 32, in Map Book 111, Page 34, in Map Book 115, Page 5, in Map Book 116, Page 76 and in Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 16, Page 55, in Map Book 6, Page 133, in Map Book 7, Page 41, in Map Book 7, Page 41; Map Book 7, Page 81 and Map Book 7, Page 82 in the Probate Office of Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 2433 Dove Place, Birmingham, AL 35216.

The above property is not the homestead or residence of the grantor, or his spouse.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of January, 2018.

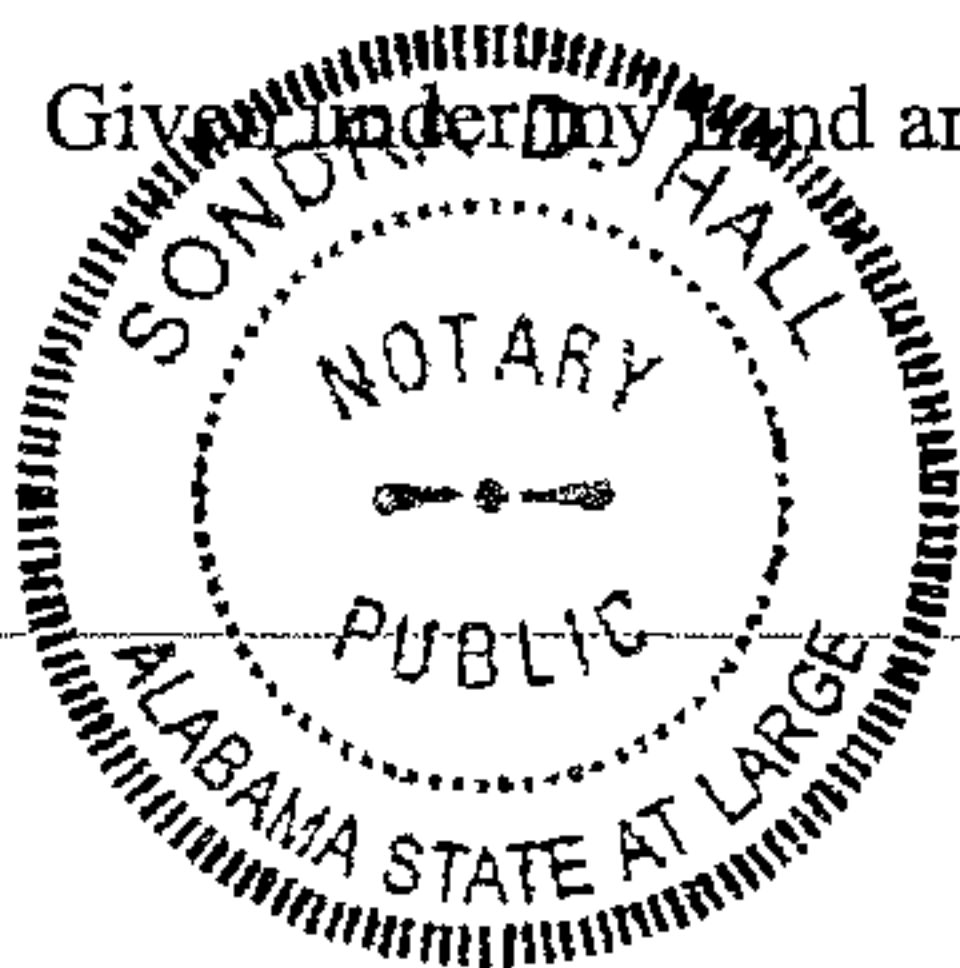
Devin A. Winterberger
Devin A. Winterberger

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Devin A. Winterberger, 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 he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2018.



N 22
NOTARY PUBLIC
My Commission Expires: 12/4/2020

THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Devin A Winterberger
 Mailing Address 1132 Hibiscus Drive
Hoover, AL 35226

Grantee's Name Carole Schaefer
 Mailing Address 1800 Old Creek Trail
Vestavia, AL 35216

Property Address 2433 Dove Place
Birmingham, AL 35216

Date of Sale 01/12/2018
 Total Purchase Price \$ 59,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/07/2018 12:39:44 PM
 \$80.00 CHERRY
 20180207000040900

[Signature]

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 _____

Print Leanne G. Ward

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one