



20180829000310660 1/3 \$22.00  
 Shelby Cnty Judge of Probate, AL  
 08/29/2018 11:03:06 AM FILED/CERT

**TITLE NOT EXAMINED**

Send Tax Notice to:  
 Retha B. Vinsant  
 9008 Bear Creek Rd.  
 Sterrett, AL 35147

*This instrument prepared by:*  
F.A. Branscomb Beavers, Esq.  
BEAVERS LAW FIRM, INC.  
4301 Dolly Ridge Road  
Birmingham, AL 35243

STATE OF ALABAMA     )  
                                      :  
 SHELBY COUNTY         )

To Clear Title

**DEED**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to **Retha B. Vinsant, as Personal Representative and Trustee under the Estate of Albert C. Vinsant, Jr., deceased, Probate Case No. 39-277, Shelby County, Alabama**, ("Grantor"), in hand paid by **Retha B. Vinsant**, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, all of Grantor's interest in the real estate situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 29, Township 18 North, Range 1 East; thence run East on the 1/4 - 1/4 line for 584.46 feet to the center of a transmission line; thence left 91°06'25" and along said transmission line for 532.01 feet to the Point of Beginning; thence continue on the same line for 467.14 feet; thence left 139°20'04" for 398.0 feet; thence left 40°39'56" for 167.14 feet; thence left 90°25'06" for 259.36 feet to the Point of Beginning.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2018 tax year and thereafter;
2. Any mineral and/or mining rights which are not owned by Grantor, it being the intention of Grantors to convey, without warranty, all those mineral and mining rights to which Grantor has an interest or title
3. All easements, restrictions, and rights of way of record which affect the subject property, if any.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION IN REGARD TO THE LEGAL TITLE TO THE HEREINABOVE DESCRIBED REAL ESTATE.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 20 day of February 2018.

Retha B. Vinsant  
Retha B. Vinsant, as Personal Representative  
and Trustee under the Estate of Albert C.  
Vinsant, Jr., deceased, Probate Case No. 39-  
277, Shelby County, Alabama.

STATE OF ALABAMA     )  
SHELBY COUNTY        )

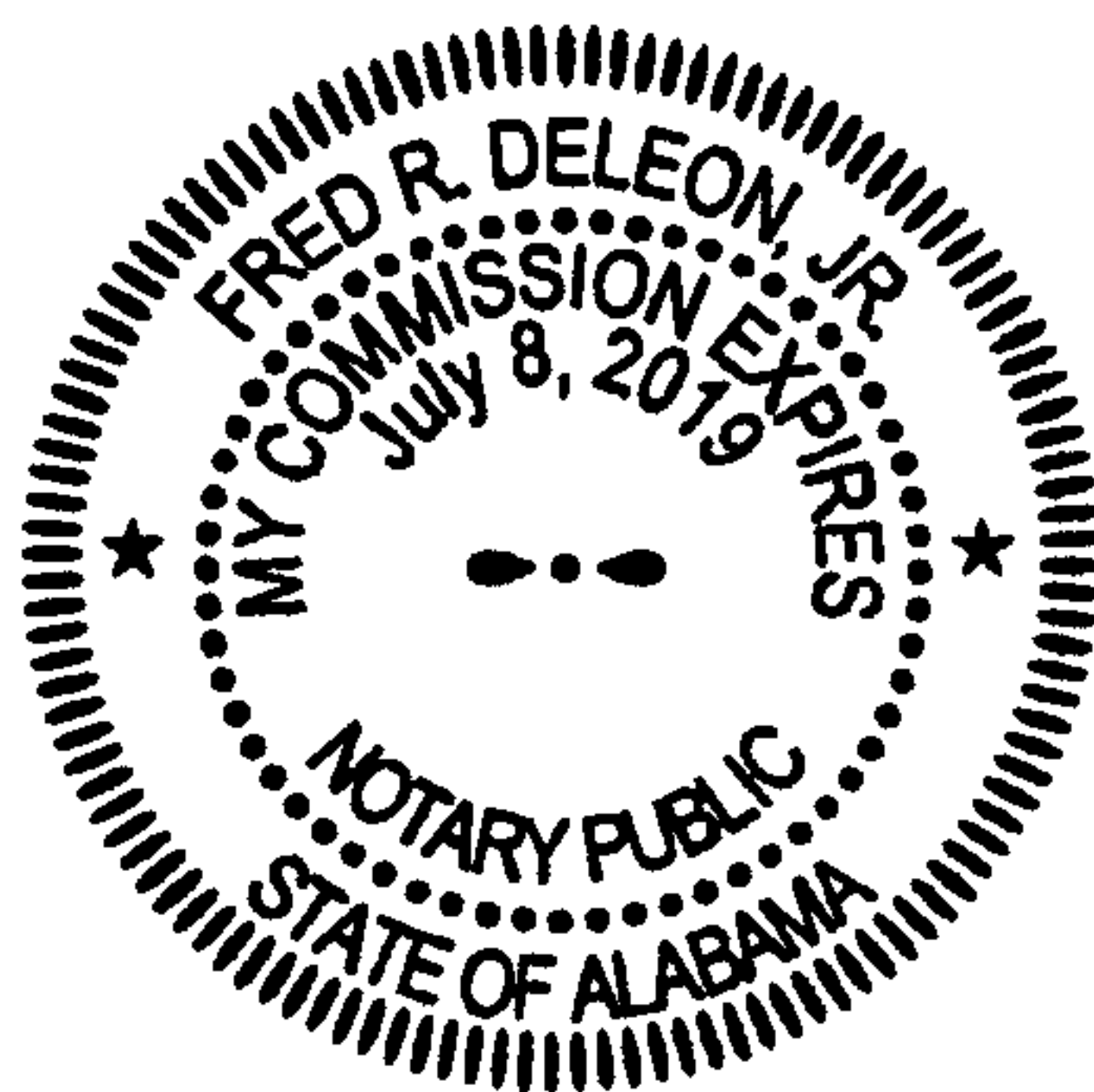
I, the undersigned, a notary public in and for said county in said state, hereby certify that Retha B. Vinsant, as Personal Representative and Trustee under the Estate of Albert C. Vinsant, Jr., deceased, Probate Case No. 39-277, Shelby County, Alabama, whose name, in such capacities, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in such capacities, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal on the 20<sup>th</sup> day of February, 2018.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: 7/8/2019



  
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# Real Estate Sales Validation Form

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

Grantor's Name Retha B. Vinsant Grantee's Name Retha B. Vinsant  
Mailing Address as Personal Representative Mailing Address 9008 Bear Creek Rd  
and Trustee under the Sterrett, AL 35147  
Estate of Albert C. Vinsant, Jr.  
deceased, Probate Case No. 39-277 Shelby Co. AL  
Property Address \_\_\_\_\_ Date of Sale 2/20/2018  
Vinsant Property Total Purchase Price \$ \_\_\_\_\_  
No Address or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 25,870.00

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 To Clear Title  
☐ 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 7/11/18

Unattested

Print Retha B. Vinsant

Sign Retha B. Vinsant

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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