

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051
MV-18-25053

Send Tax Notice to:
Amazing Grace Properties, LLC
135 Cahaba Valley Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$350,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Anne R. Koenig, a single woman, Anne R. Koenig, Trustee of The Tallullah Jane Winslett Supplemental Needs Trust, dated September 15, 2016, Harold Henderson Winslett, a married man, Larry Joe Winslett, a married man, Julie Winslett, a single woman, Shirley Poier Winslett, a single woman, Tammie Cannova, a married woman, Denise Echols, a married woman, Diane Johnson, a single woman and Barry Winslett, a married man* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Amazing Grace Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Larry Joe Winslett & Julie Winslett are the heirs at law of Joe Edward Winslett, deceased, having died on 4-17-17. Shirley Poier Winslett, Tammie Connova, Denise Echols, Diane Johnson & Barry Winslett are the heirs at law of William Douglas Winslett, deceased, having died 10-9-08.
No part of the homestead of the Grantors herein or their spouses, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of May, 2019.

Anne R. Koenig
Anne R. Koenig

Anne R. Koenig, Trustee
Anne R. Koenig, Trustee
The Tallullah Jane Winslett Supplemental
Needs Trust, dated September 15, 2016

Harold Henderson Winslett
Harold Henderson Winslett

Larry Joe Winslett
Larry Joe Winslett

Julie Winslett
Julie Winslett

Shirley Poier Winslett
Shirley Poier Winslett

Tammie W. Cannova
Tammie Cannova

Denise Echols
Denise Echols

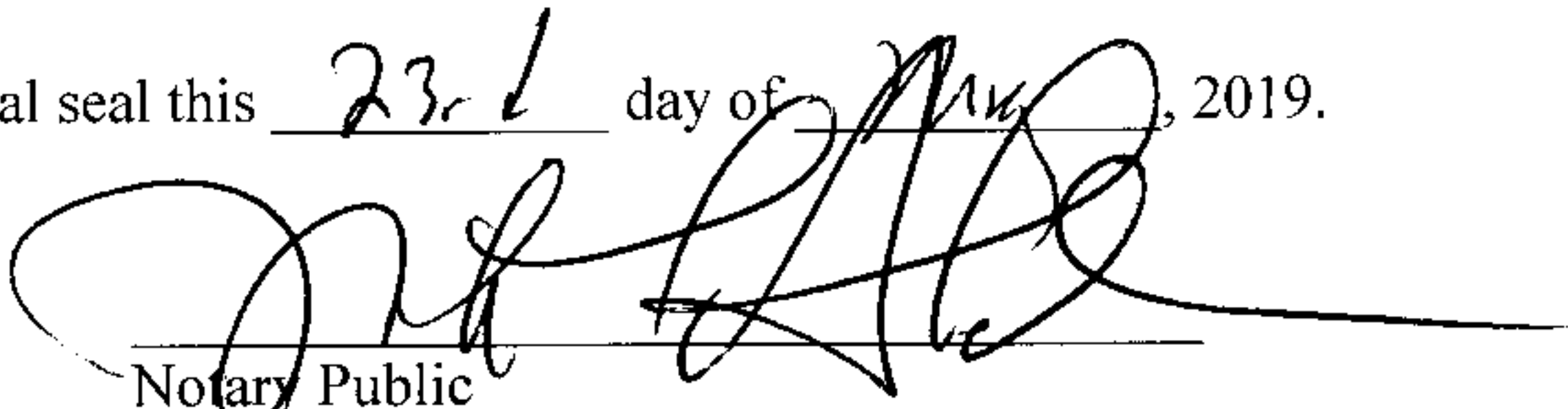
Diane Johnson
Diane Johnson

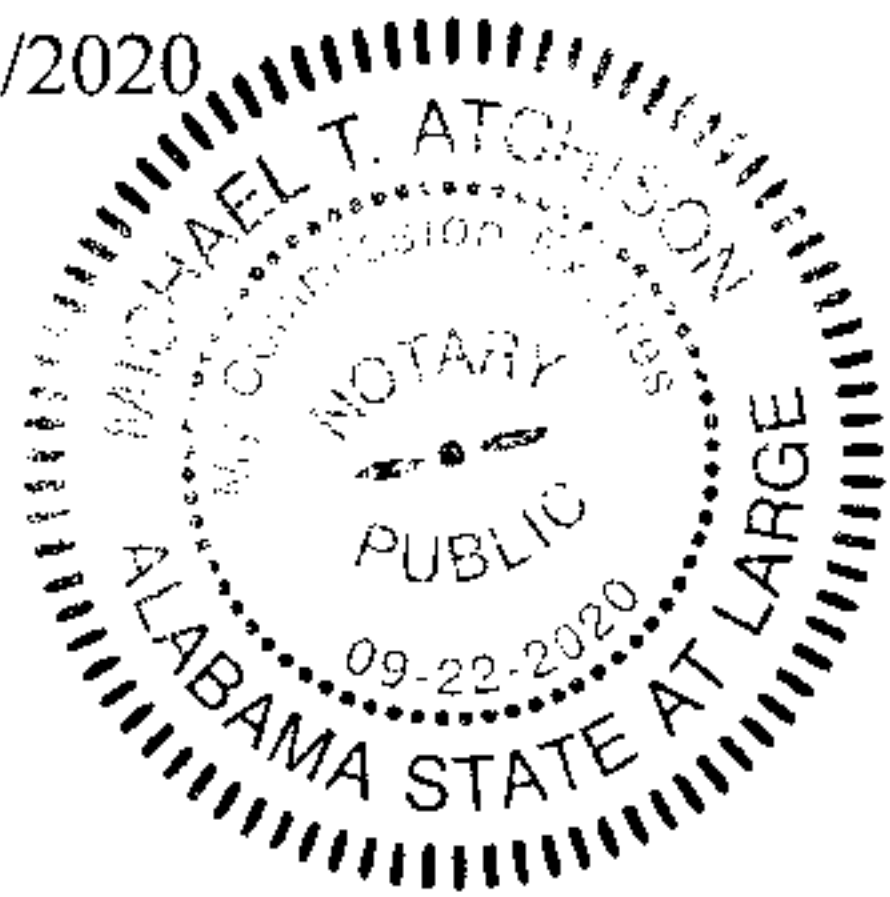
Barry Winslett
Barry Winslett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Anne R. Koenig, Anne R. Koenig, Trustee of The Tallullah Jane Winslett Supplemental Needs Trust, dated September 15, 2016, Harold Henderson Winslett, Larry Joe Winslett, Julie Winslett, Shirley Poier Winslett, Tammie Cannova, Denise Echols, Diane Johnson, and Barry Winslett*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2019.


Notary Public
My Commission Expires: 9/22/2020




20190524000180240 2/4 \$383.00
Shelby Cnty Judge of Probate, AL
05/24/2019 02:46:24 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

A part of the NE 1/4 of SW 1/4 of Section 31, Township 19, Range 2 West. Commence at the Northwest corner of said NE 1/4 of SW 1/4 of Section 31, Township 19, Range 2 West, and run East along East and West land line seven (7) chains and twenty nine (29) links to point of beginning; thence continue East along said line eight (8) chains and twenty two (22) links; thence southwest eight (8) chains, more or less to the East side of the "cut off" road, between the Montgomery Highway and the "Cahaba Valley" Road; thence westerly along the East side of said "cut off" road six (6) chains and seventy seven (77) links; thence northeast three (3) chains and thirty eight (38) links to point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

A parcel of land situated in the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a westerly direction along the South line of said Northwest 1/4 a distance of 711.77 feet to the POINT OF BEGINNING of the herein described parcel; thence continue in the same direction of the last described course, in a westerly direction, a distance of 132.00 feet to a point; thence turn an interior angle of 93 degrees 25 minutes 28 seconds and run to the right in a northerly direction a distance of 105.38 feet to a point on the southerly boundary of Cahaba Valley Park North as recorded in Map Book 13, Pages 140a and 140b; thence turn an interior angle of 86 degrees 30 minutes 35 seconds and run to the right in an easterly direction along the South line of said subdivision a distance of 133.58 feet to a point; thence turn an interior angle of 92 degrees 38 minutes 17 seconds and run to the right in a southerly direction a distance of 105.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT; Property described in deeds recorded in Inst. No. 1996-24090, Deed Book 313, Page 477 and Deed Book 197, Page 304 and Map Book 39, Page 76, in the Probate Office, Shelby County, Alabama.


20190524000180240 3/4 \$383.00
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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 Anne R. Koenig
Mailing Address _____

111 E Stenshaven Cir
Pelham, AL 35124

Grantee's Name Amazing Grace Properties, LLC
Mailing Address _____

135 Cuba Valley Parkway
Pelham, AL 35124

Property Address 135 Winslett Rd.
Pelham, AL 35124

Date of Sale May 22, 2019
Total Purchase Price \$350,000.00

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 of 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 May 20, 2019

Print Anne R. Koenig

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20190524000180240 4/4 \$383.00
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Form RT-1