

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Rocky A Winslett  
121 S. River Dr  
Shelby, AL 35143

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE HUNDRED SIXTY ONE THOUSAND TWO HUNDRED THIRTY DOLLARS AND NO CENTS (\$561,230.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **J. B. Winslett, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **J. B. Winslett, Rocky A. Winslett, and John T. Winslett (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

*See Attached Exhibit A-Legal Description*

**SUBJECT TO:**

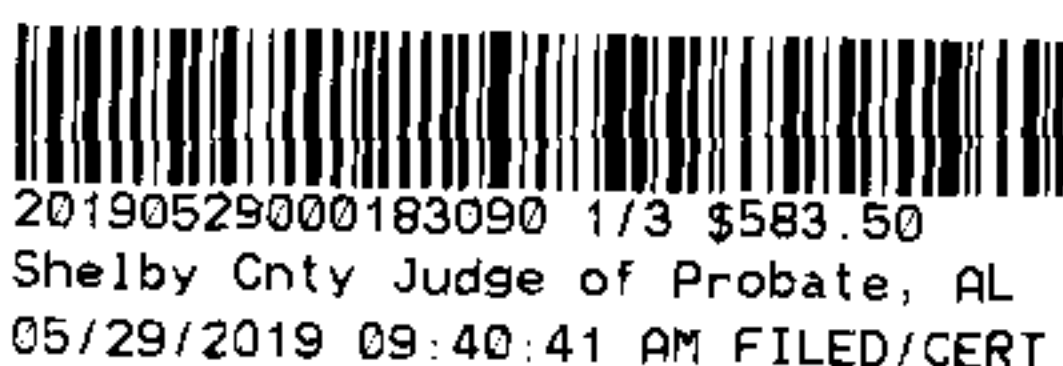
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in Instrument # 20090814000313460 Probate Office Shelby County, Alabama. The other Grantee, Elizabeth O. Winslett is deceased, having died July 10, 2017.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 29<sup>th</sup> day of May, 2019.



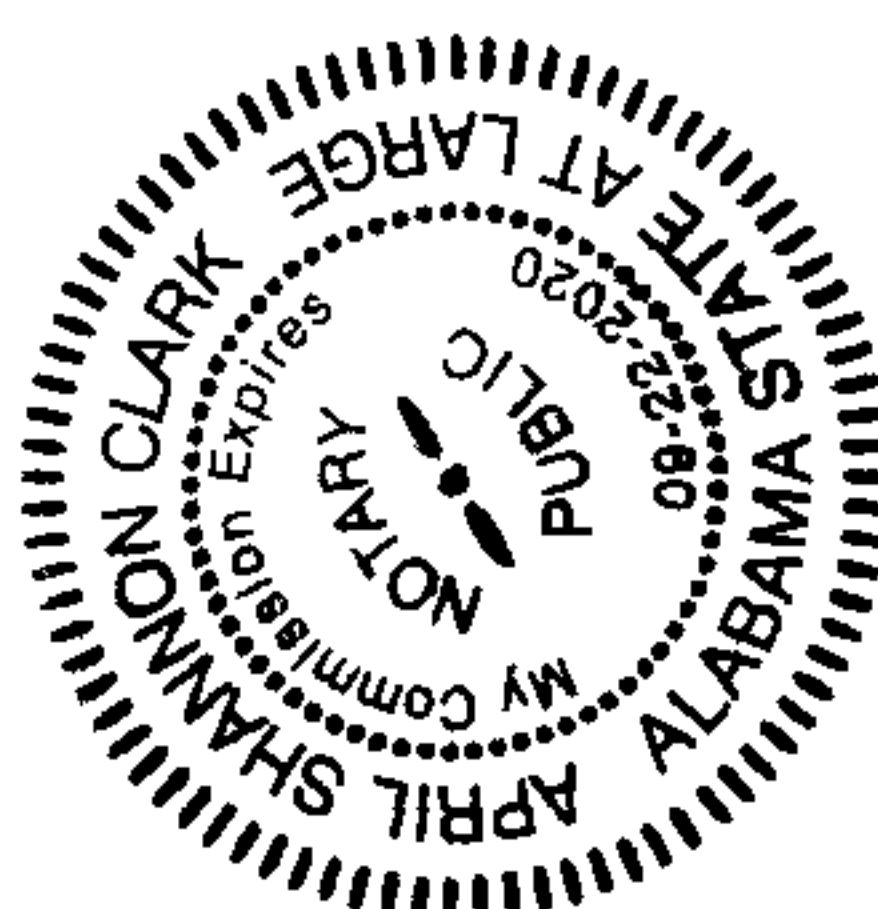
J. B. Winslett  
J. B. Winslett

Rocky A. Winslett  
By Rocky A. Winslett AS ATTORNEY IN FACT  
As Attorney in Fact

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Rocky A. Winslett as Attorney in Fact for J. B. Winslett**, whose names are signed to the foregoing conveyance, and who are 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 29<sup>th</sup> day of May, 2019.



April Clark  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 05/29/2019  
State of Alabama  
Deed Tax: \$561.50

# EXHIBIT A-LEGAL DESCRIPTION

## PARCEL 1

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 1039.35' to the POINT OF BEGINNING; thence S29°34'42"W, a distance of 220.26'; thence S82°53'26"E, a distance of 229.80'; thence S89°07'57"E, a distance of 414.69'; thence N36°33'40"E, a distance of 117.69' to the bank of Lay Lake, (all further calls along said bank of Lake until otherwise noted,); thence N59°20'00"W, a distance of 8.43'; thence N13°01'10"E, a distance of 14.66'; thence S86°22'45"E, a distance of 67.01'; thence N89°49'04"E, a distance of 119.16'; thence N86°34'26"E, a distance of 31.91'; thence S06°10'09"E, a distance of 4.44'; thence N87°31'42"E, a distance of 15.85'; thence N74°32'13"E, a distance of 23.81'; thence S85°22'22"E, a distance of 114.92'; thence S81°35'30"E, a distance of 36.27'; thence S68°58'13"E, a distance of 51.97'; thence S75°41'20"E, a distance of 128.86'; thence S68°37'05"E, a distance of 76.41'; thence N85°48'09"E, a distance of 3.82'; thence N47°20'56"E, a distance of 45.03'; thence N59°39'04"E, a distance of 34.81'; thence N28°41'26"W, a distance of 6.97'; thence N67°00'37"E, a distance of 9.80'; thence N45°28'36"E, a distance of 34.76'; thence N61°25'27"E, a distance of 40.54'; thence S66°13'12"E, a distance of 67.62'; thence N43°32'06"E, a distance of 55.34'; thence N05°38'30"W, a distance of 7.39'; thence N52°42'21"E, a distance of 18.49'; thence N65°46'20"E, a distance of 21.42'; thence N85°47'26"E, a distance of 57.99'; thence N58°22'56"E, a distance of 22.70'; thence N28°12'44"E, a distance of 20.03'; thence N19°28'30"W, a distance of 23.31'; thence N67°41'05"W, a distance of 19.35', (and the end of calls along said bank of Lake,); thence N87°14'53"W, a distance of 62.60'; thence N05°41'38"E, a distance of 80.77'; thence N38°11'51"W, a distance of 45.01'; thence S87°03'22"W, a distance of 141.96'; thence N78°51'16"W, a distance of 200.80'; thence N81°24'10"W, a distance of 143.87'; thence N15°41'55"W, a distance of 118.51'; thence N07°38'13"W, a distance of 34.73'; thence N87°25'49"E, a distance of 96.50'; thence N21°57'58"E, a distance of 51.47'; thence N06°01'59"W, a distance of 42.46'; thence N13°58'26"E, a distance of 78.37'; thence S87°38'40"W, a distance of 190.61'; thence S81°43'01"W, a distance of 158.57'; thence S83°15'11"W, a distance of 193.44'; thence N73°35'11"W, a distance of 89.89'; thence S14°48'04"W, a distance of 478.50'; thence S90°00'00"W, a distance of 361.87' to the POINT OF BEGINNING.



20190529000183090 2/3 \$583.50  
Shelby Cnty Judge of Probate, AL  
05/29/2019 09:40:41 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name JB Winslett  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Rocky A. Winslett  
Mailing Address 121 S. River Dr  
Shelby, AL 35143  
\_\_\_\_\_  
\_\_\_\_\_

Property Address <sup>1/2</sup> Lakeview Mobile Home  
Park  
Shelby, AL 35143  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 561,230.00

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  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☒ Other Tax Assessor's Value

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 Rocky A. Winslett

Unattested \_\_\_\_\_

Sign Rocky A. Winslett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190529000183090 3/3 \$583.50  
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