

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

*This Instrument was prepared by:*

**Daniel P. Draper**  
13625 Northside Road  
Berry, AL 35546

*Send Tax Notice to:*

**Daniel P. Draper**  
13625 Northside Road  
Berry, AL 35546

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **TEN DOLLARS and ZERO CENTS (\$10.00)**, 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, I or we, **Judy Draper Winslett, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Daniel Patrick Draper (herein referred to as Grantee)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

***Lot 1 according to the survey of the Draper Winslett Family Subdivision, as recorded  
in Map Book 48, Page 49 Probate Office, Shelby County, Alabama  
Located in the South ½ of the SE ¼ of Section 18, Township 22 South, Range 3 West, Shelby County, AL***

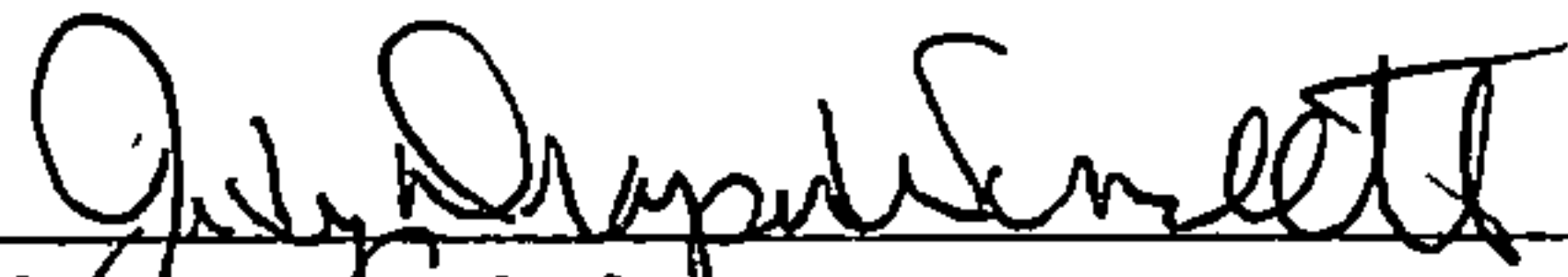
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record

**TO HAVE AND TO HOLD** the same unto the said grantee's heirs and assigns forever.

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

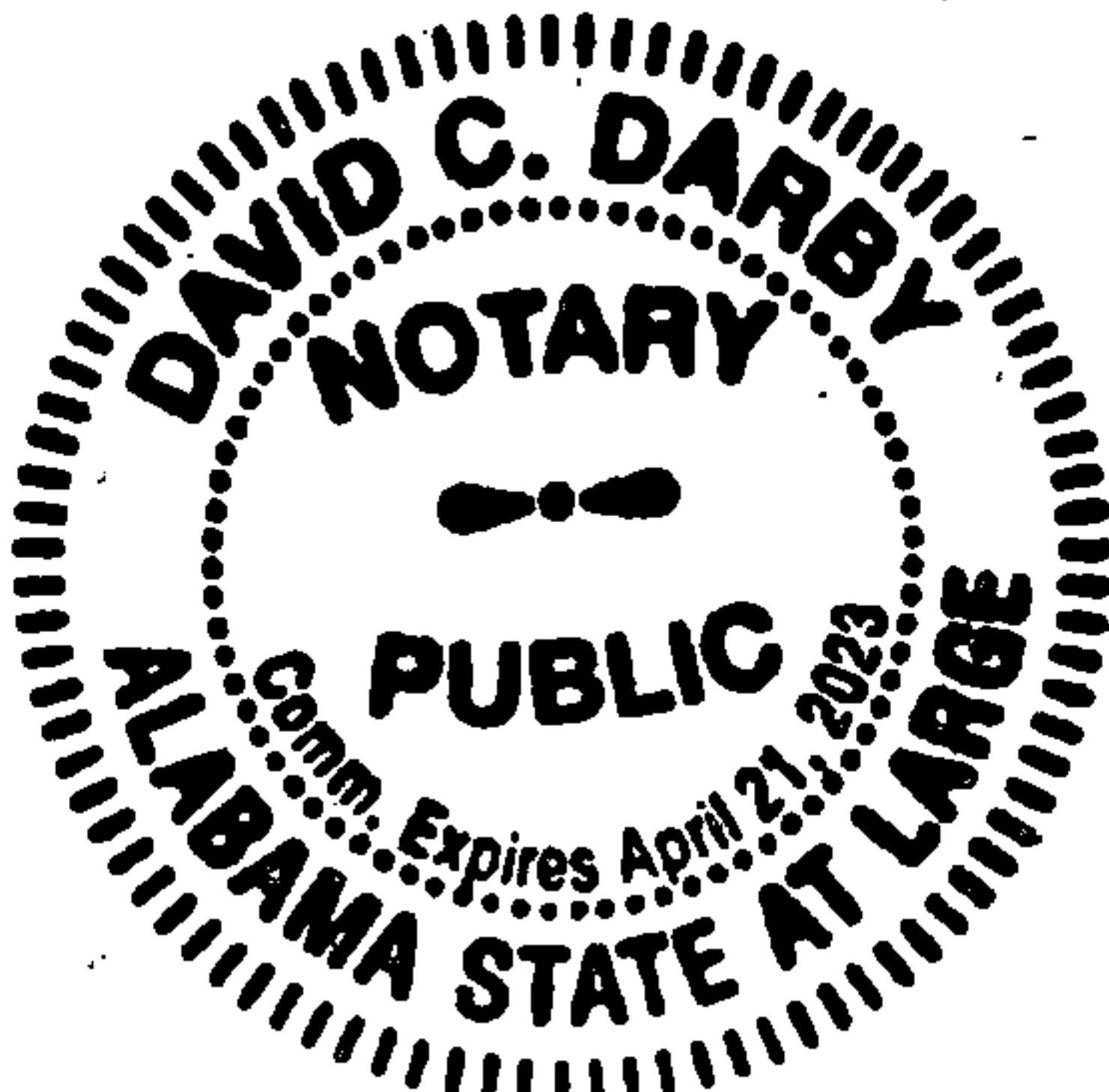
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 3<sup>rd</sup> day of January, 2020.

  
\_\_\_\_\_  
**Judy Draper Winslett**

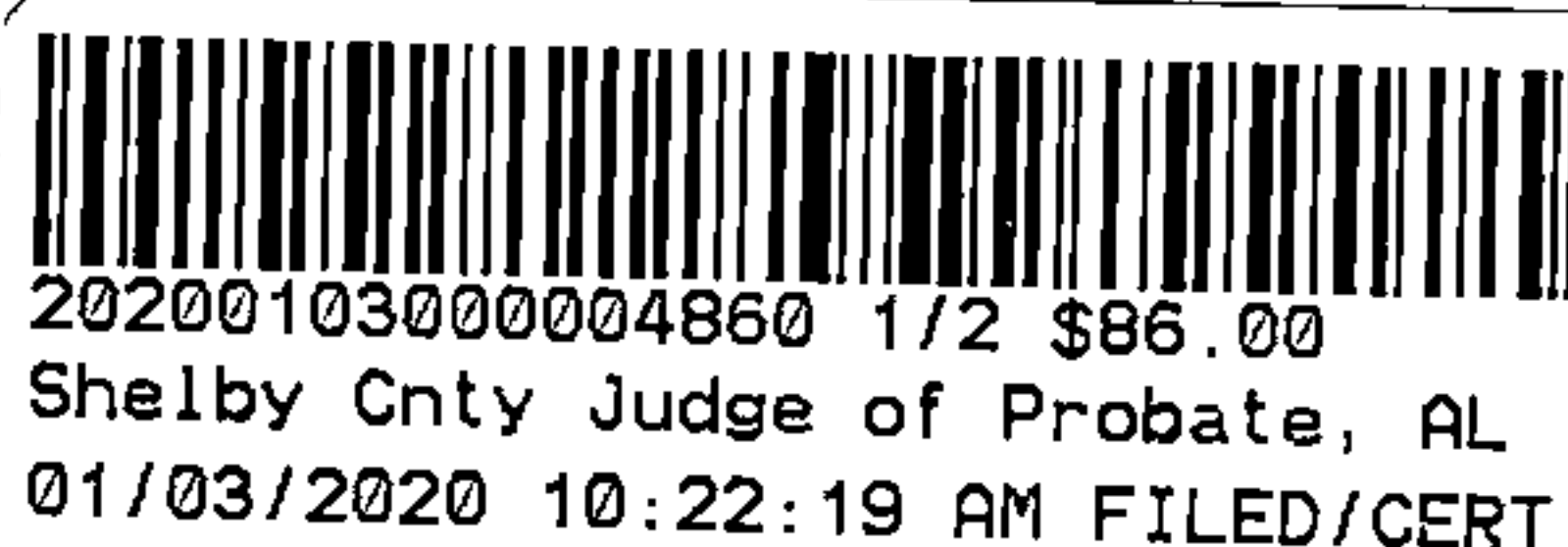
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Judy Draper 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 3<sup>rd</sup> day of January, 2020.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



Shelby County, AL 01/03/2020  
State of Alabama  
Deed Tax: \$61.00

# Real Estate Sales Validation Form

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

Grantor's Name Judy Wintlett  
Mailing Address 848 Hwy 10  
Montevallo, AL  
35115

Grantee's Name Daniel Draper  
Mailing Address 13625 Northside Rd  
Berry, AL 35546

Property Address 84 PESSIE Rd  
Montevallo, AL  
35115

Date of Sale 1/3/2020  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 60,920

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 Shelby County Tax Assessor  
WEBSITE

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 1/3/20

Print Daniel Draper

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20200103000004860 2/2 \$86.00  
Shelby Cnty Judge of Probate, AL  
01/03/2020 10:22:19 AM FILED/CERT

Form RT-1