

SEND TAX NOTICE TO:  
Daniel Patrick Draper  
13625 Northside Road  
Berry, AL 35546

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20200311000096400  
03/11/2020 08:54:03 AM  
DEEDS 1/4

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten dollars and no cents (\$10.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James Frederick Draper, a married man, Judy Draper Winslett, a married woman, and Dennis Draper, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Daniel Patrick Draper** (herein referred to as grantee, whether one or more), 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 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 48, Page 49.

A 30' ingress/egress & utilities easement as shown on survey by Rodney Shiflett Surveying in Map Book 48, page 49.

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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this February 5, 2020 .

Judy Draper Winslett (Seal)  
Judy Draper Winslett

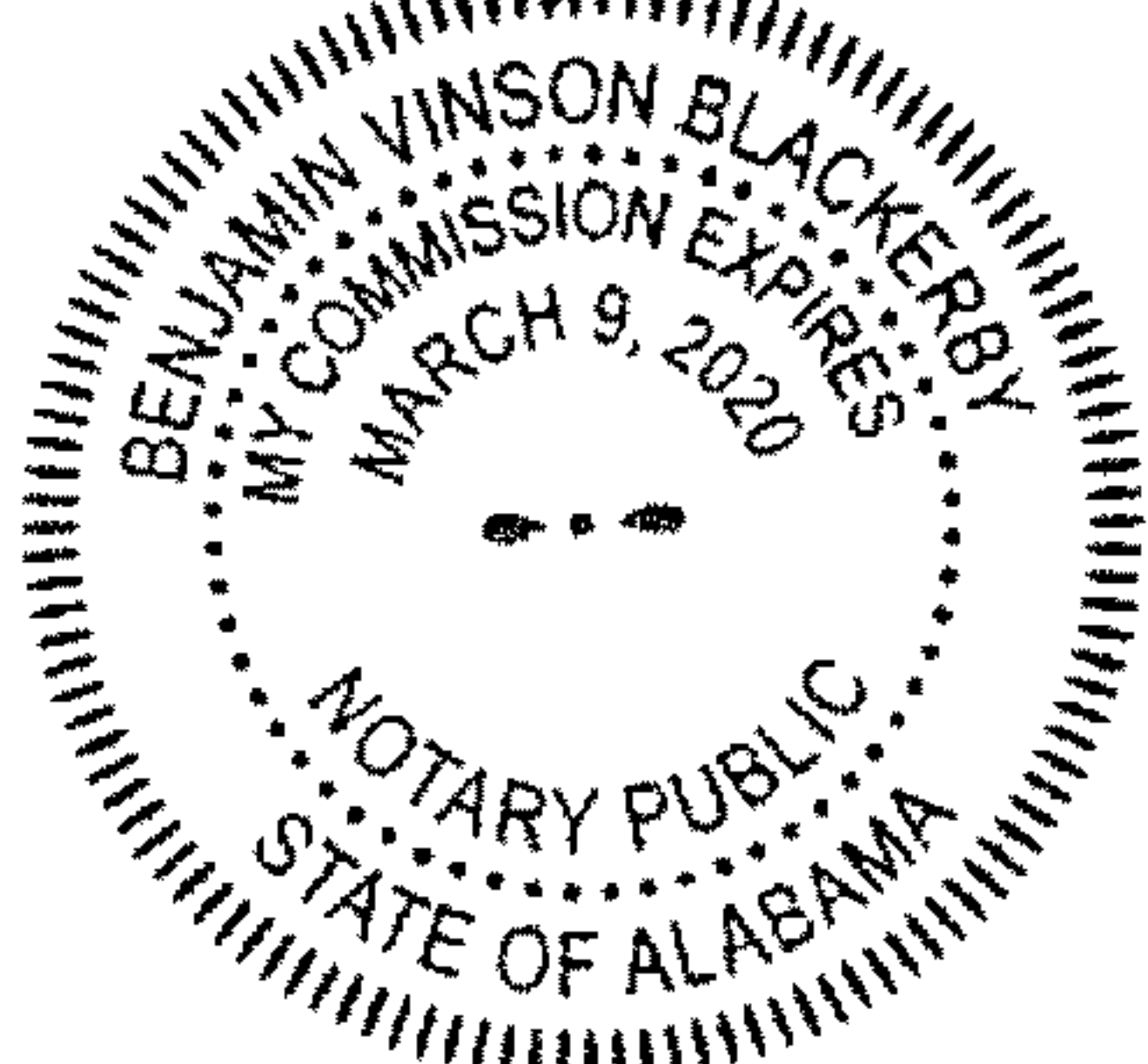
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Judy Draper Winslett** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2020



[Signature]  
Notary Public.

(Seal)  
My Commission Expires: 3-9-20

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this February 5, 2020 .

Dennis Draper (Seal)  
Dennis Draper

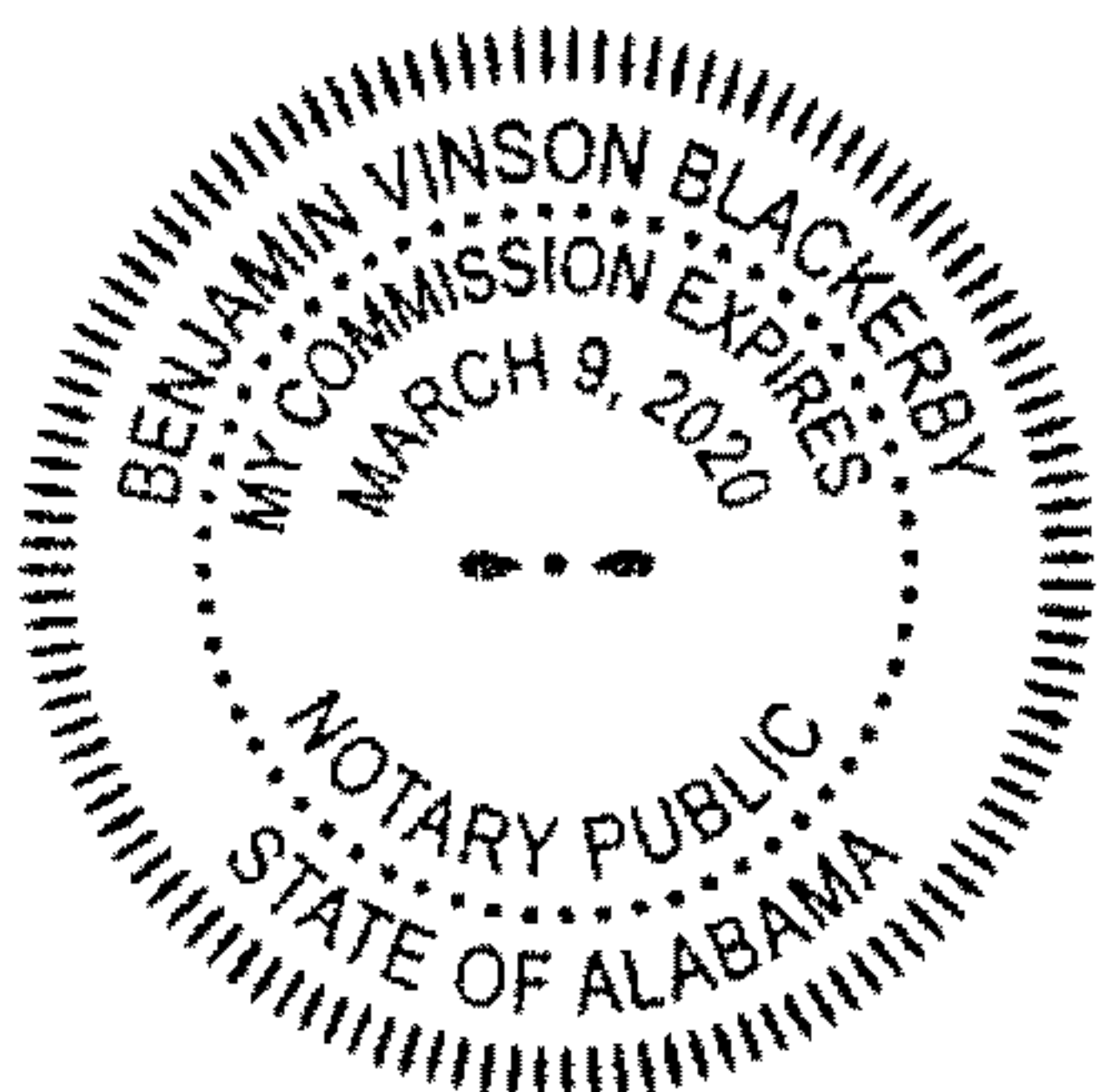
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dennis Draper**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2020



[Signature]  
Notary Public.

(Seal)  
My Commission Expires: 3-9-20

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this February \_\_\_\_, 2020.

*James Frederick Draper* (Seal)  
James Frederick Draper

STATE OF ALABAMA  
*Calhoun*  
JEFFERSON COUNTY  
*only*

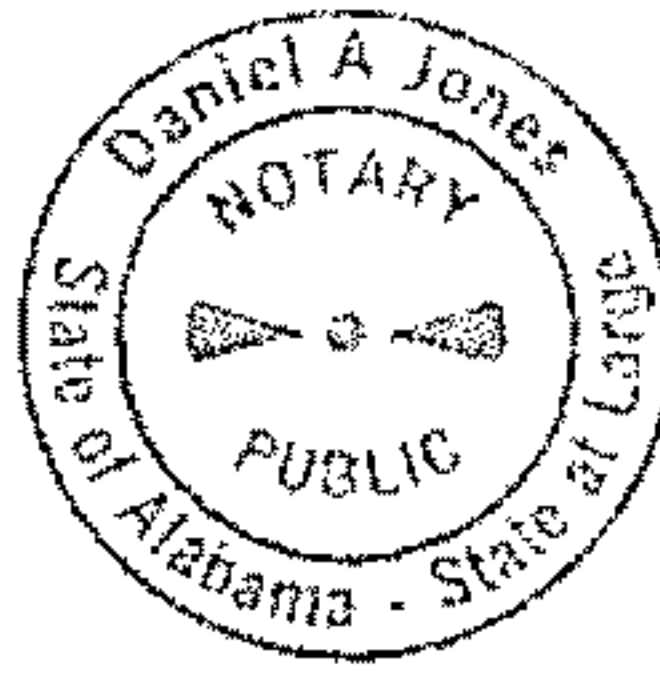
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Frederick Draper, whose name(s) *is* are signed to the foregoing conveyance, and who *is* are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance *he* she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *24<sup>th</sup>* day of February, 2020

*D. A. Jones*  
Notary Public.

(Seal)  
My Commission Expires: *3-22-21*



Daniel A Jones  
NOTARY PUBLIC  
State of Alabama  
State at Large  
My Commission Expires  
March 22, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name James Frederick Draper  
Judy Draper Winston  
Mailing Address Dennis Draper

Grantee's Name Daniel Patrick Draper  
Mailing Address 13625 Northside Road  
Berry, Alabama 35546  
Date of Sale 03/03/2020

Property Address 84 Pebble Road, Montevallo,  
Alabama 35115

Total Purchase Price \$0.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value  
\$60,920.00

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 \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 Janet Friedner  
Daniel Patrick Draper

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

\_\_\_\_\_  
(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/11/2020 08:54:03 AM  
\$92.00 CHERRY  
20200311000096400

Alvin S. Bayl