

THIS INSTRUMENT PREPARED BY:
J. ALLSTON MACON, III, ESQ.
LAW OFFICES OF JEFF W. PARMER, LLC
2204 LAKESHORE DRIVE, SUITE 125
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:
SANDRA WINTHER
RICHARD WINTHER
1375 SHELBY FOREST COURT
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly **Two Hundred Thirty Thousand No/100 Dollars (\$230,000.00)** to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt and sufficiency whereof is hereby fully acknowledged, I/We **Richard Winther**, a married man whose address is 1375 Shelby Forest Court, Chelsea, AL 35043 (herein referred to as Grantor), does hereby fully convey unto, **Richard Winther and Sandra Winther**, whose address is 1375 Shelby Forest Court, Chelsea, AL 35043 (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, in the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 408, according to the Survey of Shelby Forest Estates 4th Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama.

Property address: 1375 Shelby Forest Court, Chelsea, AL 35043

Source of Title: Instrument # 20211019000507750

The subject property is the homestead of grantor.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

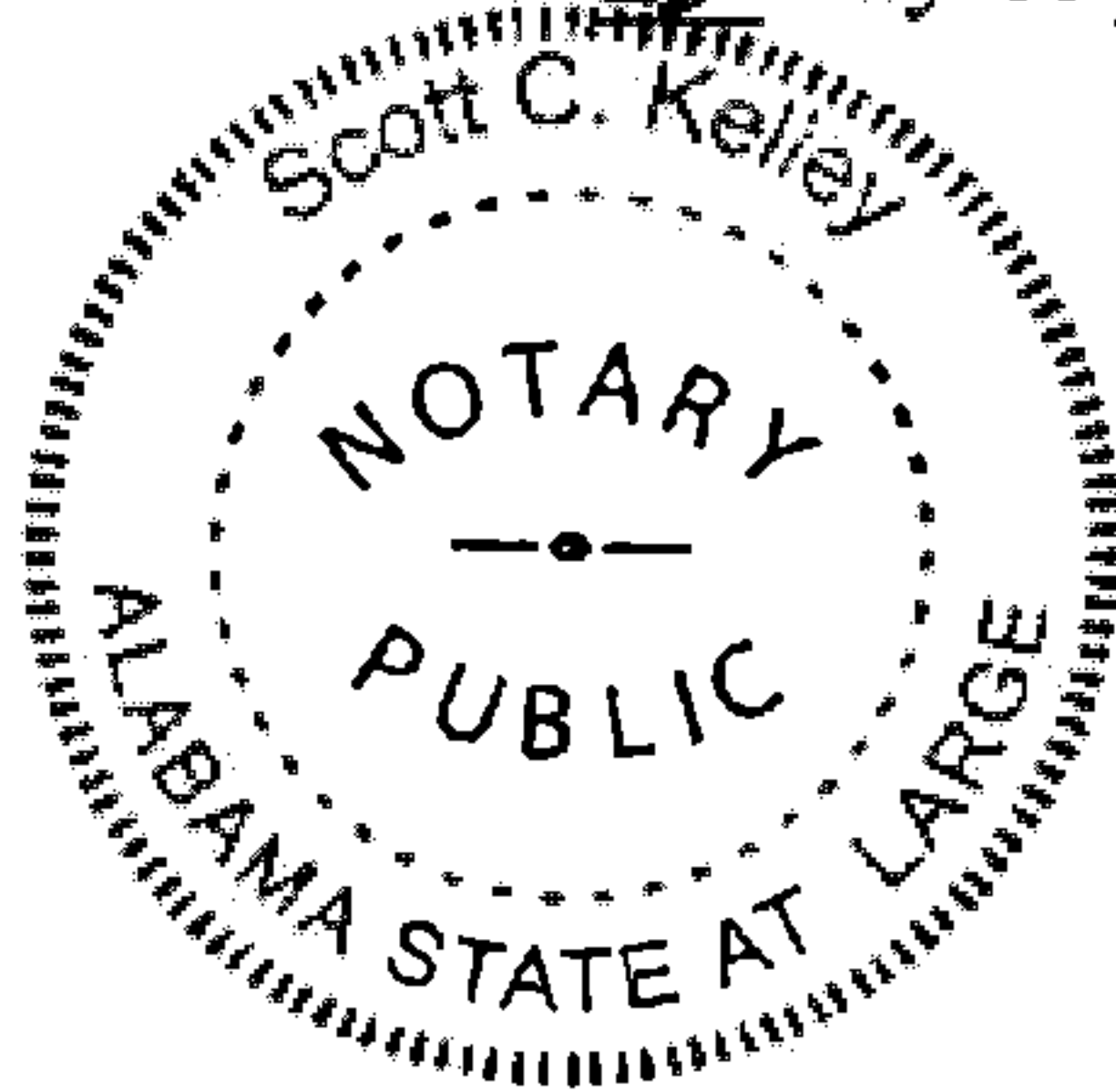
IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal, this the 23rd day of October, 2021.

Richard L. Winther
Richard Winther

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, hereby certify that **Richard Winther** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she has executed the same voluntarily, and with full authority, on the day the same bears date.

Given under my hand this the 23rd day of October, 2021.



Scott C. Kelley
Printed Name: Scott C. Kelley
Notary Public
My commission expires 12/19/2023

Real Estate Sales Validation Form

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

Grantor's Name Richard Winther

Grantee's Name Richard Winther
Sandra Winther

Mailing Address 1375 Shelby Forest Court
Chelsea, AL 35043

Mailing Address 1375 Shelby Forest Court
Chelsea, AL 35043

Property Address 1375 Shelby Forest Court
Chelsea, AL 35043

Date of Sale: **October 23, 2021**
Total Purchase Price \$ **230,000.00**

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Transfer from one spouse to both

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 October 23, 2021

Print J. Allston Macoy, III

Unattested _____
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2021 08:46:03 AM
\$258.00 MISTI
20211028000521640

Allison Boyd