Send tax notice to:

This instrument prepared by:

WILLIAM & NICOLE WINDLE 274 NARROWS DRIVE BIRMINGHAM, AL 35242 Meredith R. Logan, Attorney at Law 450 Tarrant Road, Suite 112 Gardendale, AL 35071

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

## **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of THREE HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$347,000.00) in hand paid to the undersigned, SHARON A. JONES, a single woman, BY AND THROUGH HER ATTORNEY IN FACT, ROBERT M. WELLS, (hereinafter referred to as "Grantor"), by WILLIAM SPENCE WINDLE, JR and NICOLE HILL WINDLE (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2022 AND THEREAFTER.

EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

A MORTGAGE IN THE AMOUNT OF \$277,600.00 IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

SHARON A. JONES, GRANTOR HEREIN, IS ONE AND THE SAME PERSON AS SHARON ANN JONES.

The Grantor does for his/ her heirs and assigns, covenant with Grantees, their assigns, administrators and successors, that he/she is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances except as

noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators and assigns shall warrant and defend the same to Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, its assigns, administrators and successors forever.

SHARON A. JONES, BY AND THROUGH HER ATTORNEY IN FACT, ROBERT M. WELLS

## STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that SHARON A. JONES, BY AND THROUGH HER ATTORNEY IN FACT, ROBERT M. WELLS whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023.

Notary Public

My Commission Expires: 4/14/2027

# EXHIBIT "A"

### Legal Description:

Lot 17, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31 page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755, as amended by Inst. No. 2000-17136; Inst. No. 2000-36696 and Inst. No. 2001-38328, Inst. No. 20020905000424180 and Inst. No. 20021017000508250 and Inst. No. 20030716000450980 all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

#### Real Estate Sales Validation Form

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

Grantor's Name: Mailing Address:

SHARON A. JONES 274 Narrows Drive, Birmingham, AL 35242

Grantee's Name: Property Address:

WILLIAM SPENCE WINDLE, JR and NICOLE HILL WINDLE

274 Narrows Drive, Birmingham, AL 35242

Date of Sale	May 30, 2023
Total Purchase Price	347,000.00
Or	
ActualValue	
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 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:** May 30, 2023

PRINT: MEREDITH R. LOGAN, ATTORNEY AT LAW

UNATTESTED

Z, LIII

(Grantor/Grantee/Owner/Agent) circle one

March P.C

(verified by)

Filed and Recorded Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

**Shelby County, AL** 06/09/2023 08:03:59 AM **\$100.50 JOANN** 

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Form RT-1