



20231004000296860 1/8 \$130.00  
Shelby Cnty Judge of Probate, AL  
10/04/2023 10:36:13 AM FILED/CERT

**Send Tax Notice to:**  
Dawn & James R. Winsett  
5758 Hwy 10  
Montevallo, AL 35115

**STATE OF ALABAMA**

**SHELBY COUNTY**

# QUITCLAIM DEED

**THIS IS QUITCLAIM DEED** executed and delivered by **Eleanor Dawn Armstrong Winsett**, a married woman, individually and as **Personal Representative of the Estate of Owen Franklin Boothe, Deceased**, **Dana Celeste Boothe Allen**, a married woman, **Benjamin Shane Boothe**, a single man, and **Wendy Boothe Argo** a married woman (hereinafter collectively referred to as **“Grantor”**), to **Eleanor Dawn Winsett and James R. Winsett**, jointly, with right of survivorship (collectively hereinafter referred to as **“Grantee”**).

**WHEREAS, Owen Franklin Boothe (the “Decedent”), a resident of Alabama, died on April 22, 2023;**

**WHEREAS**, the Decedent's Estate is currently being administered in the Office of the Judge of Probate of Shelby County, Alabama, under Case No. PR-2023-000603.

**WHEREAS**, Eleanor Dawn Armstrong Winsett, an individual formerly known as Eleanor Dawn Armstrong and also known as Dawn Winsett, was duly appointed as the Personal Representative of the Decedent's Estate;

**WHEREAS**, at the time of his death, the Decedent owned certain real property in Shelby County, Alabama;

**WHEREAS**, the Grantor desires through this conveyance to transfer the Decedent's interest in said real property to the Grantee.

**NOW THEREFORE**, in consideration of Ten and 00/100th Dollars (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor remises, releases, quitclaims and conveys unto **Eleanor Dawn Winsett and James R. Winsett**, jointly, with right of survivorship, all of the Grantor's right, title, interest and claim in and to the following described and depicted real estate situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding such property (the **“Property”**).

Shelby County, AL 10/04/2023  
State of Alabama  
Deed Tax:\$81.00





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**THIS CONVEYANCE** is subject to the following:

1. Ad valorem taxes for the current year and subsequent years; and
2. All easements, reservations and restrictions, conditions and other matters of record.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-ways, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**TO HAVE AND TO HOLD** to Grantee, its successors and assigns forever.

The Grantor intends by the execution of this conveyance to vest title in and to the Property in Grantee.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

**Grantor's Name and Mailing Address:**

Dawn Winsett  
5758 Hwy 10  
Montevallo, AL 35115

Wendy Boothe Argo  
176 Oxcart Argo Road  
Randolph, Alabama 36792

Benjamin Shane Boothe  
1255 Highway 54  
Montevallo, AL 35115

Dana Celeste Boothe Allen  
14992 Highway 139  
Randolph, Alabama 36792

**Grantee's Name and Mailing Address:**

Dawn Winsett & James R. Winsett  
5758 Hwy 10  
Montevallo, AL 35115

**Property Address:** 5800 Hwy 10, Montevallo, Alabama 35115

**Purchase Price:** \$81,000.00

The Purchase Price can be verified by closing statement.

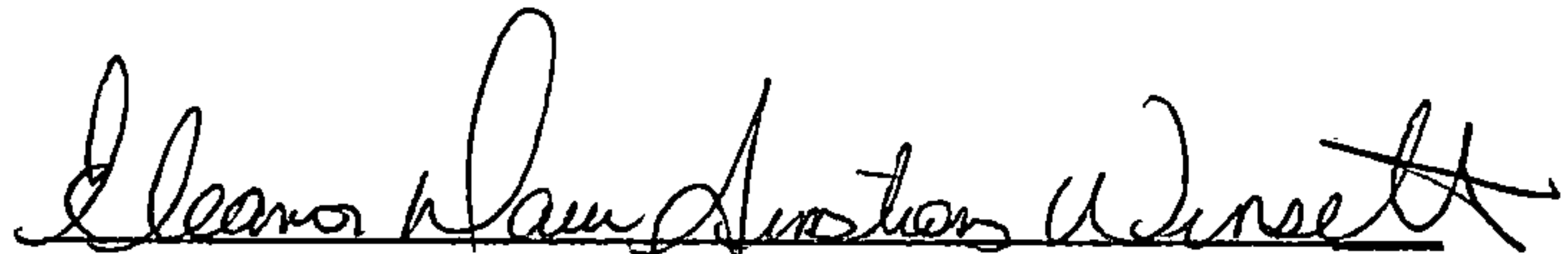
This Property does not constitute the homestead of Grantor or the spouses of Grantor.

[SIGNATURES BEGIN ON FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 28<sup>th</sup> day of September, 2023.

**GRANTOR:**



Eleanor Dawn Armstrong Winsett, individually and  
as Personal Representative of the Estate of Owen  
Franklin Boothe

STATE OF ALABAMA )

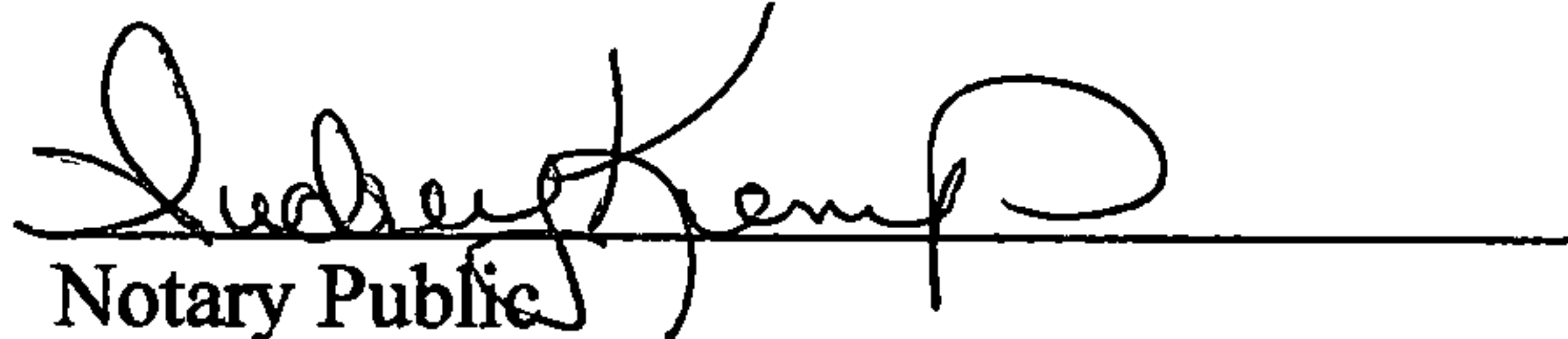
COUNTY OF Shelby )



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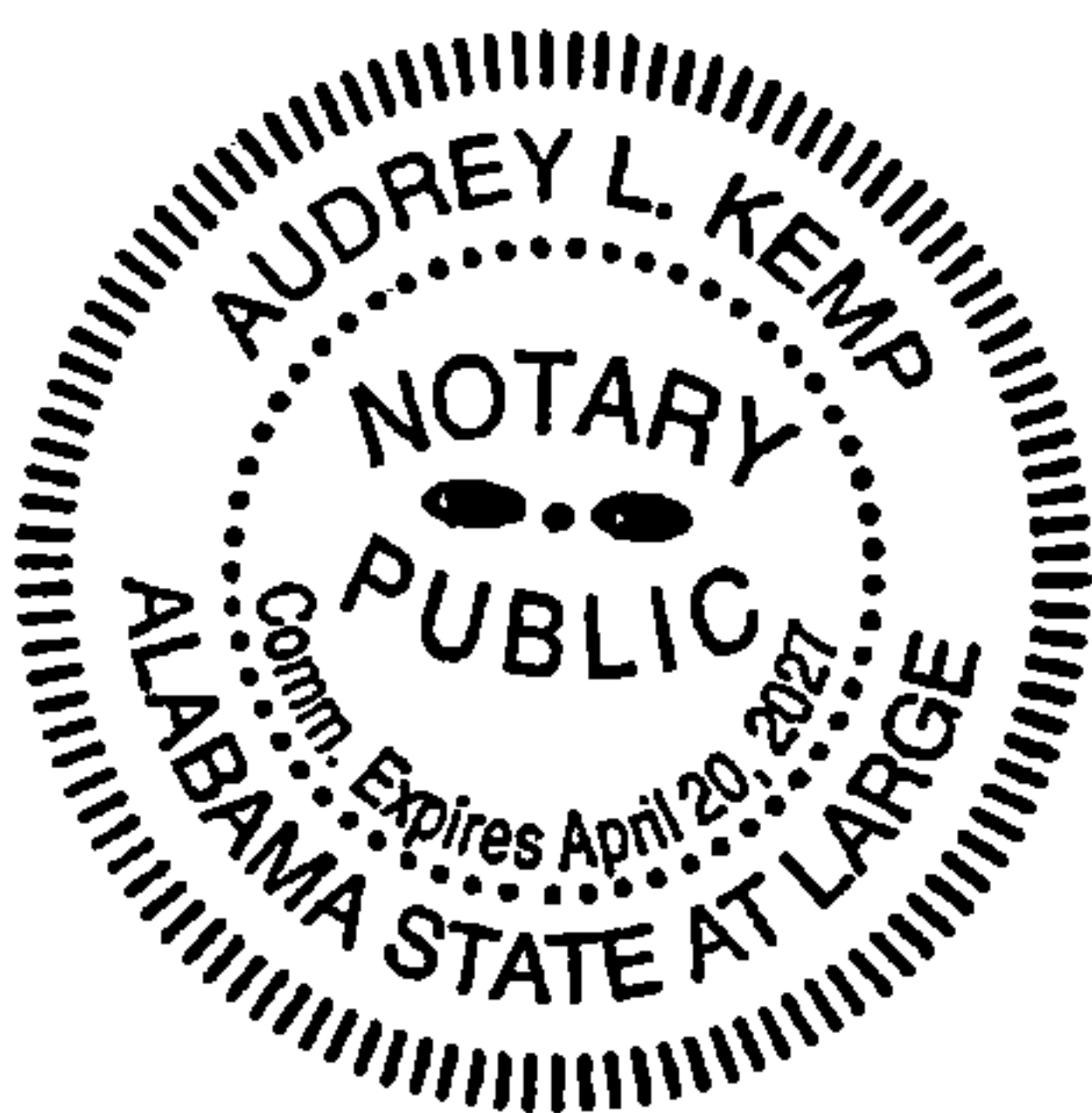
I, the undersigned, a Notary Public, hereby certify that Eleanor Dawn Armstrong Winsett, individually, and as Personal Representative of the Estate of Owen Franklin Boothe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Personal Representative's Deed, she, individually and in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 28 day of September, 2023.

  
Notary Public

[NOTARIAL SEAL]

My Commission Expires: April 20, 2027







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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 13<sup>th</sup> day of September, 2023.

GRANTOR:

Dana Celeste Boothe Allen (L.S.)  
Dana Celeste Boothe Allen

STATE OF ALABAMA )

COUNTY OF Morgan )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Dana Celeste Boothe Allen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

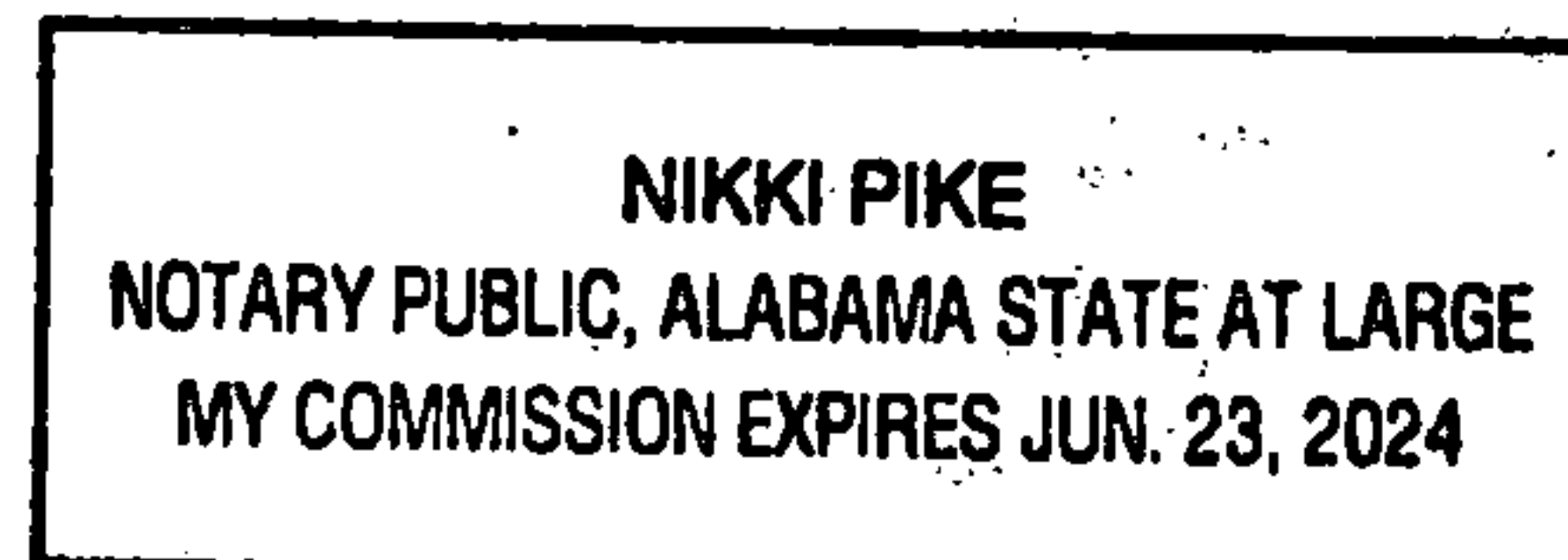
Given under my hand and official seal of office this 13 day of September, 2023.

[NOTARIAL SEAL]

[Signature]

Notary Public

My Commission Expires: 6/23/2024







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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 28<sup>th</sup> day of September, 2023.

GRANTOR:

Wendy Boothe Argo (L.S.)  
Wendy Boothe Argo

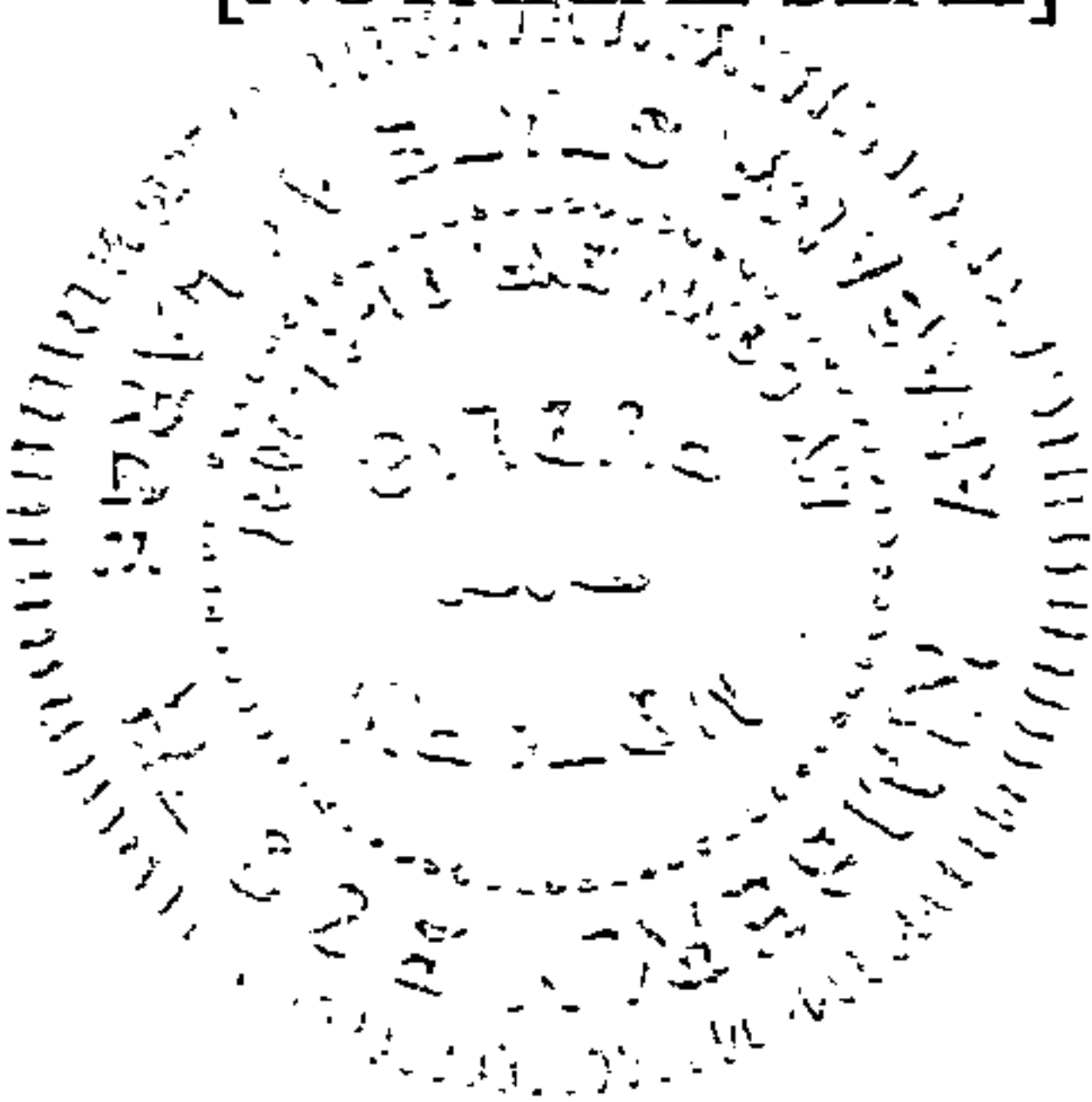
STATE OF ALABAMA )

COUNTY OF Bibb )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Wendy Boothe Argo, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal of office this 18<sup>th</sup> day of September 2023.

[NOTARIAL SEAL]



Kimberly S. Boothe  
Notary Public  
My Commission Expires: 1-24-27





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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 20<sup>th</sup> day of September, 2023.

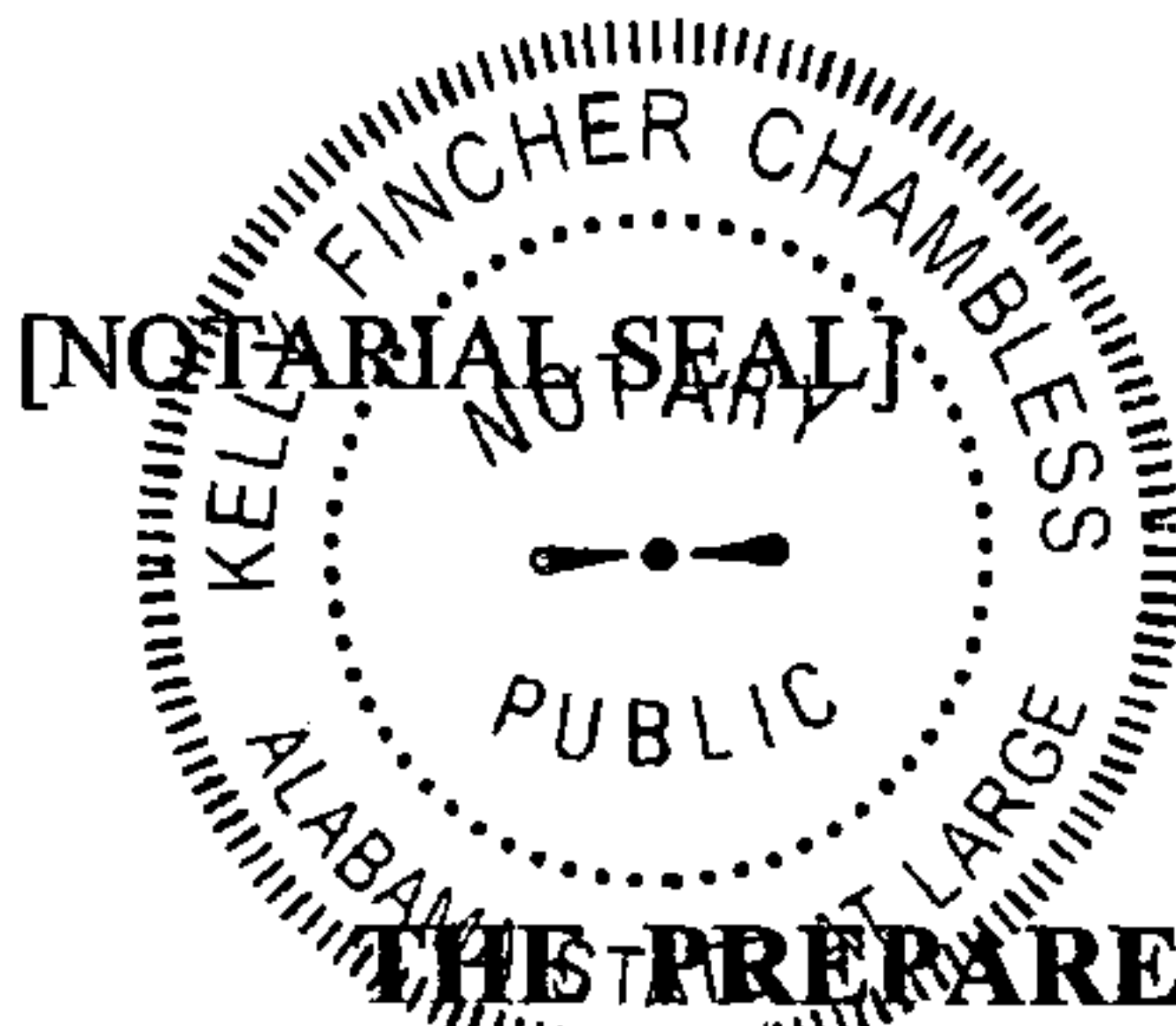
GRANTOR:

[Signature] (L.S.)  
Benjamin Shane Boothe

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Benjamin Shane Boothe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal of office this 20<sup>th</sup> day of September, 2023.



Kelly Fincher Chambless  
Notary Public  
My Commission Expires: 12/5/2026

**THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.**

**THIS INSTRUMENT PREPARED BY  
(without the benefit of a Title Search):**

Hyde Carby  
Balch & Bingham, LLP  
1901 6<sup>th</sup> Ave N, Suite 1500  
Birmingham, Alabama 35203





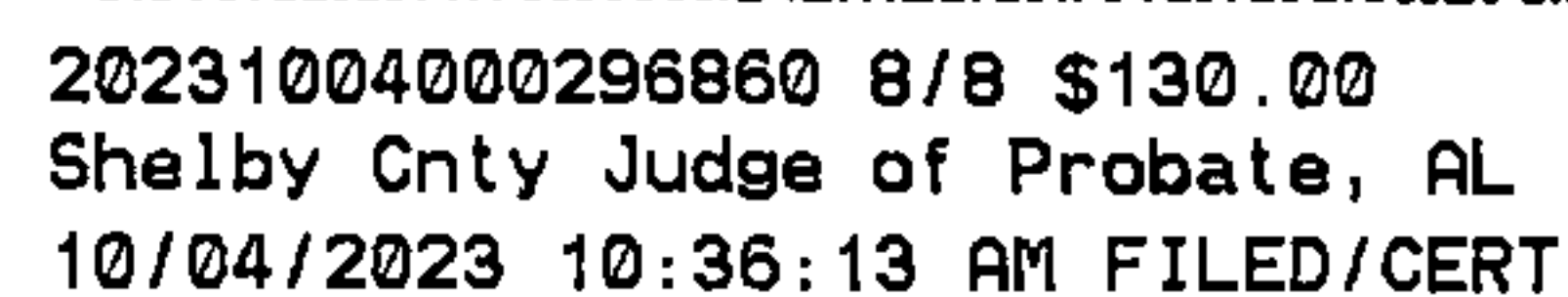
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**EXHIBIT "A"**

**SHELBY COUNTY, ALABAMA**

Lot 1, as shown on the map Owen Acres, recorded on April 11, 2023 in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument 20230411000101180, in Map Book 57, Page 84.





**Continued.**

