

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kellie D. Lambert
2674 Spring Creek Rd.
Montevallo, AL 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Hundred Fifty Thousand And No/100 Dollars (\$850,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Howard Winslett, Jr. and Susan Renee Winslett, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kellie D. Lambert (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Part of the E 1/2 of the SW 1/4 of Section 14, Township 22 South, Range 3 West, more particularly described as follows:

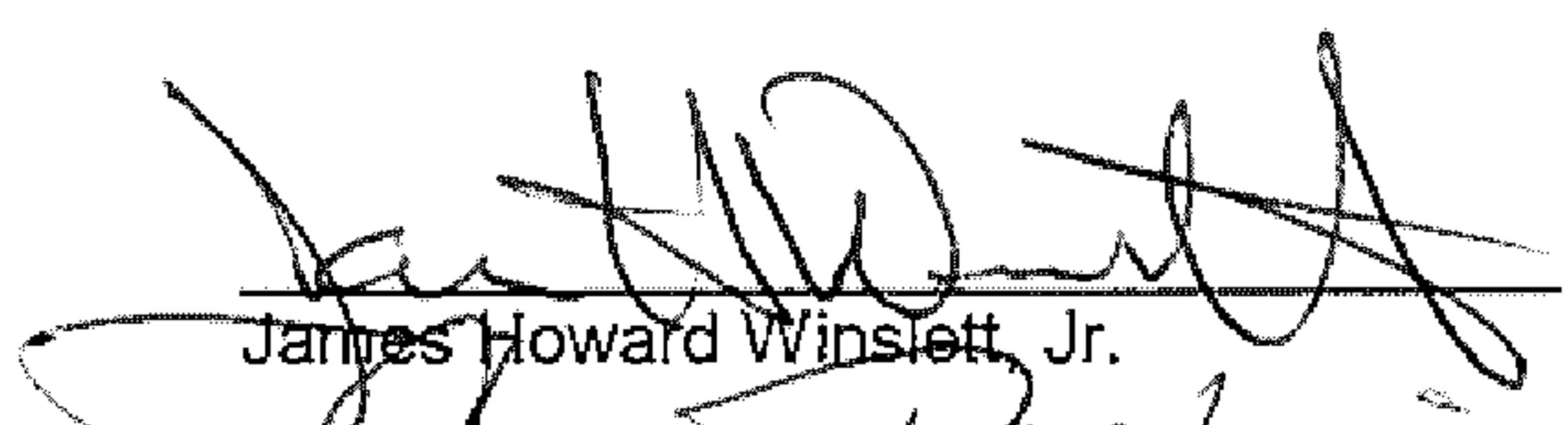
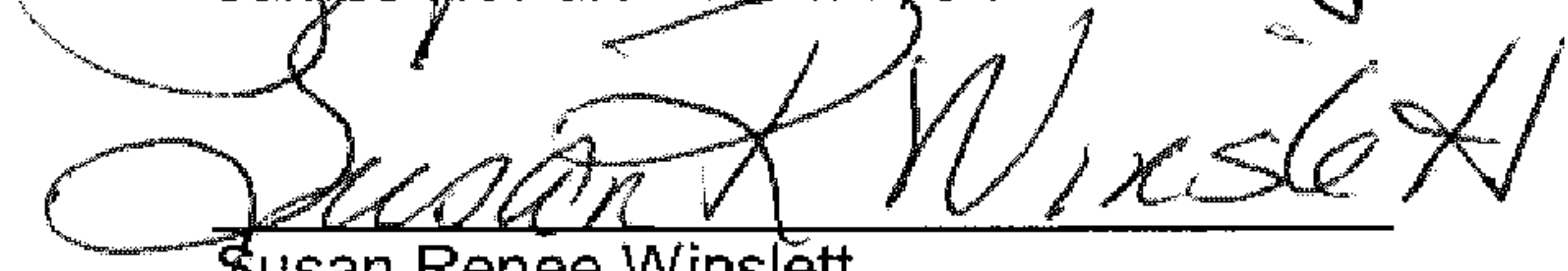
BEGINNING at the NE Corner of the SE 1/4 of the SW 1/4 of said Section 14, go South 00 degrees 55 minutes 26 seconds West along the East Boundary of said 1/4 - 1/4 Section for 212.00 feet; thence North 88 degrees 50 minutes 11 seconds West for 615.47 feet; thence North 49 degrees 12 minutes 41 seconds West for 113.00 feet to a point on the South Boundary of Shelby County Highway No. 12, said point being on a curve to the left having a central angle of 07 degrees 28 minutes 01 seconds and a radius of 3859.72 feet; thence Northeasterly along said curve for 503.01 feet to the Point of Tangent; thence South 55 degrees 32 minutes 15 seconds East for 486.86 feet to the Point of Beginning, containing 5.00 acres, more or less.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$765,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

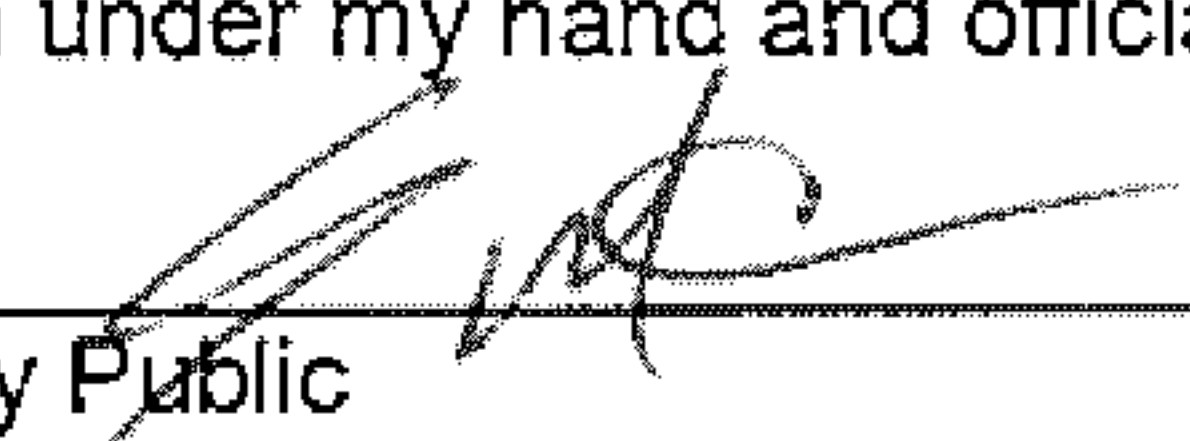
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 26 day of Feb, 20 24.


James Howard Winslett, Jr.

Susan Renee Winslett

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Howard Winslett, Jr. and Susan Renee 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26 day of Feb, 2024.



Notary Public
My commission expires: 6-7-26



Real Estate Sales Validation Form

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

Grantor's Name James Howard Winslett, Jr. and Susan Renee Winslett

Grantee's Name Kellie D. Lambert

Mailing Address 1227 Valley St.
Pell City, AL 35128

Mailing Address 2674 Spring Creek Rd.
Montevallo, AL 35115

Property Address 2674 Spring Creek Rd.
Montevallo, AL 35115

Date of Sale February 26, 2024
Total Purchase Price \$850,000.00

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

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

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: February 26, 2024

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2024 08:33:44 AM
\$113.00 JOANN
20240228000051660

Allen S. Bayl