

Send Tax Notice to:
James R & Dawn H Winsett
5800 Hwy 10
Montevallo, AL 35115

This instrument prepared by:

Dawn H Winsett
5800 Hwy 10
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 03/13/2025
State of Alabama
Deed Tax: \$60.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00), to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Kenneth Jay Weeks, Jr., an unmarried man** (hereinafter collectively referred to as "**Grantor**"), does grant, bargain, sell and convey unto to **James R. Winsett and Dawn H. Winsett**, jointly, with right of survivorship (collectively hereinafter referred to as "**Grantees**") the following described real estate (the "**Property**") situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Subject to:

1. Taxes for 2025 and subsequent years, not yet due and payable.
2. Building lines, rights of ways, easements, restrictions, reservations and conditions, if any.
3. Right of way for 9 feet in width along the West side of captioned land reserved to Boothton Coal Mining Company by that certain deed dated June 11, 1947 and recorded in Deed Book 131, at page 534.
4. Transmission Line Permits to the Alabama Power Company as recorded in Deed Book 166, Page 164 and Deed Book 218, at page 124.
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, or under subject property.

TO HAVE AND TO HOLD unto the said 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:

20250313000076720 2/3 \$88.00
Shelby Cnty Judge of Probate, AL
03/13/2025 03:00:03 PM FILED/CERT

Grantor's Name and Mailing Address:

Grantee's Name and Mailing Address:

Kenneth Jay Weeks, Jr.
4130 Hwy 10
Montevallo, AL 35115

James R Winsett and Dawn H Winsett
5800 Hwy 10
Montevallo, AL 35115

Property Address: 4130 Hwy 10, Montevallo, Alabama 35115


Purchase Price: \$60,000.00

The Purchase Price can be verified by Real Estate Purchase agreement .

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13 day of March, 2025.

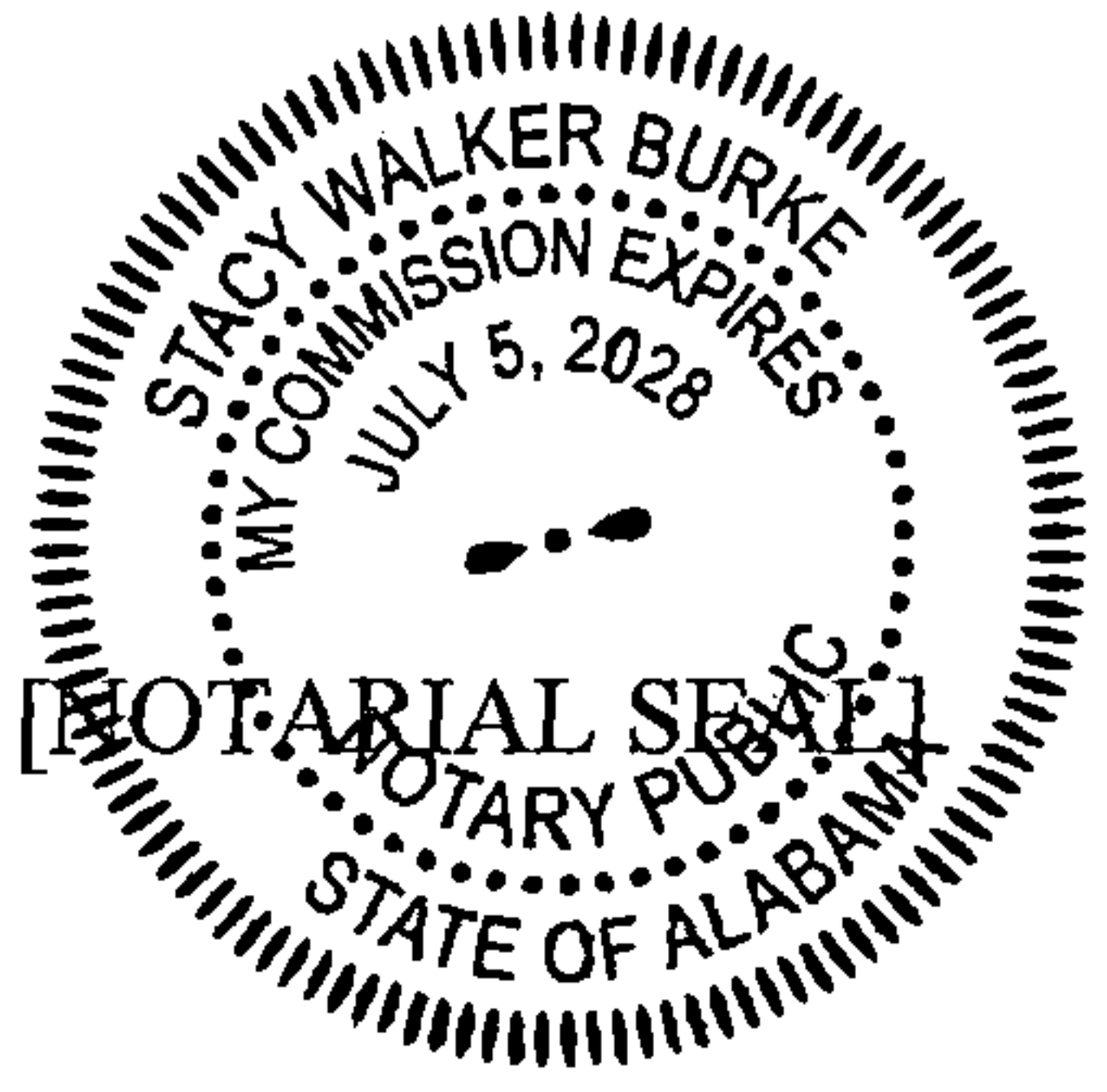
GRANTOR:

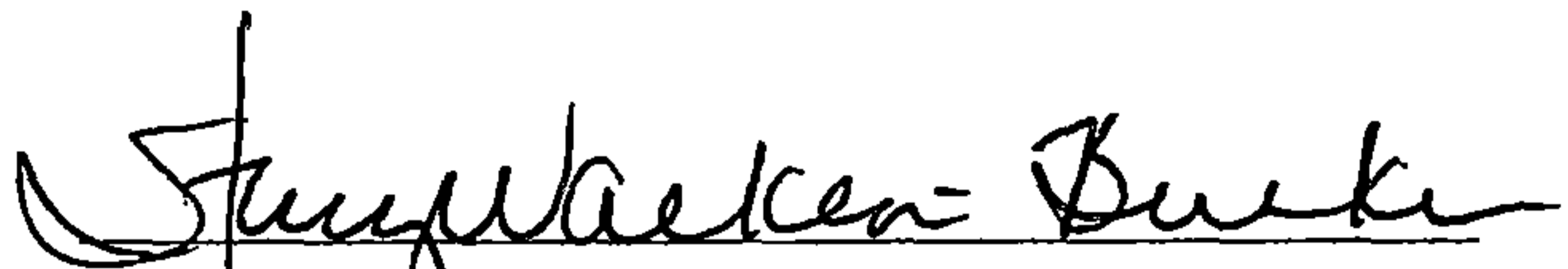

Kenneth Jay Weeks, Jr.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, hereby certify that Kenneth Jay Weeks, Jr., 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 Deed, he, executed the same voluntarily on the day the same bears date.

Given under my hand this the 13 day of March, 2025.




Notary Public
My Commission Expires: 7/5/28



20250313000076720 3/3 \$88.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

ONE ACRE OF LAND IN THE SOUTHWEST CORNER OF A 10 ACRE PLOT OF LAND IN THE NE ¼ OF THE NW1/4 OF THE SW ¼ OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SAID PLOT DESIGNATION AS PLOT NO. 6 UPON A MAP PREPARED BY I.S. GILLESPIE, ENGINEER, DATED APRIL 26, 1946 AND SO IDENTIFIED AND ON FILE IN THE OFFICE OF THE BOOTHTON COAL MINING COMPANY, BOOTHTON, ALABAMA LESS AND EXCEPT MINERALS AND MINING RIGHTS.

SITUATED IN SHELBY COUNTY, ALABAMA

This being that same property conveyed to Kenneth Jay Weeks, Jr. by deed, dated December 23, 2010 and filed December 29, 2010 as instrument 20101229000435980.

ALSO A 10' WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES, VEHICULAR AND PEDESTRIAN TRAFFIC SERVING THE PROPERTY DESCRIBED ABOVE AND RUNS THROUGH THE PROPERTY NOW OWNED BY MARY R. ALLEN; RAYMOND SAMUEL ELLIOTT AND BILLY SUE ELLIOTT AS DEPICTED ON MAP BOOK 31 PAGE 90. SAID EASEMENT IS DESCRIBED IN METES AND BOUNDS ON THAT MAP BOOK AND ALL REFERENCES ARE INCORPORATED HEREIN. SAID EASEMENT IS DEPICTED AS THAT PRESCRIPTIVE EASEMENT EXTENDING EASTERLY AND SOUTHEASTERLY FROM HIGHWAY 10 SERVING THE PROPERTY DESCRIBED ABOVE.