

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION AND THE
LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTOR
HEREIN.

This instrument was prepared by:
to:

Stan Brobston
P. O. Box 459
McCalla, Alabama 35111

Send Tax Notice

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of TEN (\$10.00) DOLLAR, love and affection and to clear
title to the undersigned grantors, in hand paid by the grantees herein, the
receipt whereof is acknowledged and to clear title to the land herein conveyed,
We, Peter Van Winslett, wife, Laura L. Winslett, and son, Robert William
Winslett, a married man (hereinafter referred to as Grantor whether one or
more) do grant, bargain, sell and convey unto Peter Van Winslett (AKA Pete
Winslett, Peter Winslett) and wife, Laura L. Winslett, and son, Robert William
Winslett (hereinafter referred to as Grantee (whether one or more), all right,
title and interest in the following described real estate to the said Grantees for
and during their joint lives and upon the death of any of them, then to the
survivors with right of survivorship and upon the death of either of them to the
survivor in fee simple, said real estate situated in Shelby County, Alabama,
to-wit:

PARCEL A

Lots II & IV, Block 5, Pine Grove Camp, as recorded in Map Book 4, Page 8, in
the Probate Office of Shelby County, Alabama. Situated in Shelby County,
Alabama.

Subject to all those certain statutory rights of redemption existing and
outstanding by virtue of that certain foreclosure deed dated 04/19/01, in Book
and Page – Instrument 2001/16190.

Being the same property acquired by the Secretary of Housing and Urban
Development pursuant to the provisions of the National Housing Act, as
amended (42USC1441, et. seq.). Deed recorded in Book and Page – Instrument
2001 / 29491.



20250505000132670 2/4 \$227.00
Shelby Cnty Judge of Probate, AL
05/05/2025 08:36:21 AM FILED/CERT

PARCEL B

Beginning at southeast corner of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama and run thence N 88 degrees 04' 04" W along the south line of said Parcel - 1 a distance of 100.00' to a corner; Thence N 18 degrees 51' 22" E a distance of 176.82' to a corner; Thence run S 89 degrees 15' 26" E a distance of 50.00' to a corner on the east line of said northeast quarter of the southeast quarter of said Section 12; Thence run S 02 degrees 23' 14" W along said quarter - quarter line a distance of 32.64' to a found corner; Thence run S 02 degrees 25' 59" W along said quarter - quarter line a distance of 137.57' to the point of beginning, containing 12,713 square feet.

DEED REFERENCE: Instrument Number: 20230629000194290 as recorded in the Probate Court of Shelby County, Alabama

PARCEL C

The East 100 feet of Lot 2 and Block 5 according to the Map of "Pine Grove Camp" as recorded in Map Book 4 at Page 8 in the Office of the Judge of Probate of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to any easements, reservations and restrictions of record.

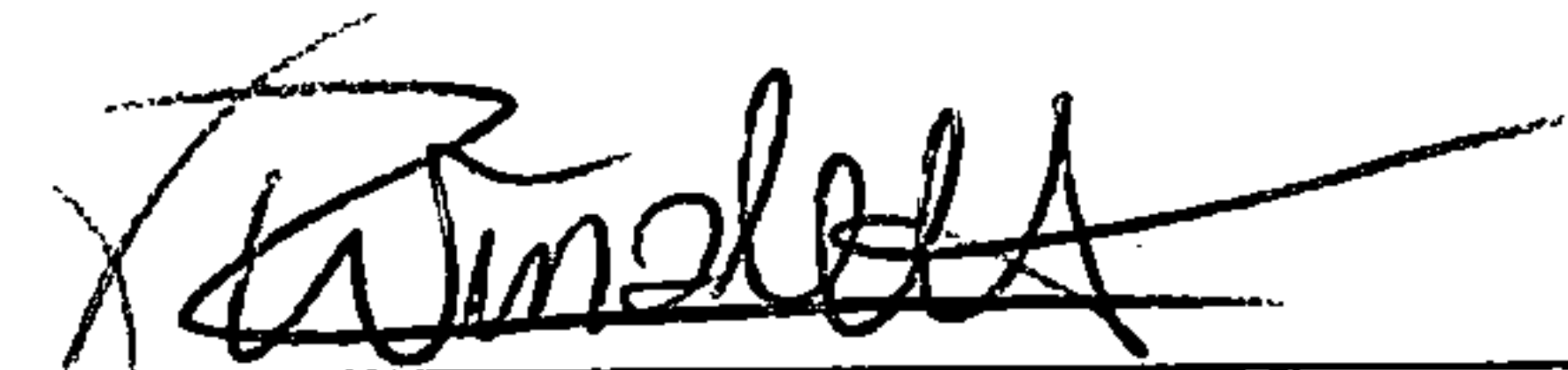
The property herein conveyed is not the homestead of the grantors herein or their spouse

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of any of them, then to the survivors with right of survivorship and upon the death of either of them to the survivor in fee simple, the above described real estate situated in Shelby County, Alabama, to-wit:


IN WITNESS WHEREOF, hereunto set my hand and seal this 15th day of October, 2024.

Peter Van Winslett (SEAL)
PETER VAN WINSLETT
(AKA) PETE WINSLETT, PETER WINSLETT

Laura L. Winslett (SEAL)
LAURA L. WINSLETT



_____(SEAL)
ROBERT WILLIAM WINSLETT

STATE OF ALABAMA)
JEFFERSON COUNTY)


20250505000132670 3/4 \$227.00
Shelby Cnty Judge of Probate, AL
05/05/2025 08:36:21 AM FILED/CERT

I, the undersigned, a notary public in and for said County, in said State, hereby certify that PETER VAN WINSLETT (AKA) PETE WINSLETT, PETER WINSLETT and wife, LAURA L. WINSLETT, and son, ROBERT WILLIAM WINSLETT whose names are signed to the foregoing conveyance's, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of October,
2024.



Notary Public
My Commission Expires: 10-23-2026

Real Estate Sales Validation Form

20250505000132670 4/4 \$227.00
Shelby Cnty Judge of Probate, AL
05/05/2025 08:36:21 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name
Mailing Address

Pete & Laura Winslett
5180 Mountain Valley
Bessemer AL
35023

Grantee's Name
Mailing Address

Robert Winslett
5180 Mountain Valley
Bessemer AL
35023

Property Address

25 5TH AVE
Shelby AL 35143

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 189,590

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

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

5/5/25

Print

Pete Winslett Laura Winslett

Unattested

(verified by)

Sign

Pete Winslett Laura Winslett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1