


This instrument was prepared by:  
**Trey Woodrow, Attorney at Law**  
Post Office Box 924  
Alabaster, Alabama 35007

Send Tax Notice to:  
**Linda W. Wintter**  
218 Beaver Trail  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20250829000267600 1/2 \$291.50  
Shelby Cnty Judge of Probate, AL  
08/29/2025 02:05:29 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten Thousand Dollars **NO/00 (10,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, the Grantor, Linda W. Wintter, the sole owner of the property grant, bargain, sell and convey to **Linda Wintter, Wendy Wintter Griffin & Elizabeth Wintter Pennington as tenants in common (hereinafter GRANTEES)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 92, according to the Survey of Beaver Creek Preserve Second Sector, as recorded in Map Book 26, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral / mining rights of record, if any.

This is also identified by address of 218 Beaver Trail, Pelham, AL 35124.

**TO HAVE AND TO HOLD** to the said Grantees, their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 13<sup>th</sup> day of August, 2025.

  
LINDA W. WINTER

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PEGGY M. THOMAS whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of August, 2025.

**TREY WOODROW**  
NOTARY PUBLIC  
ALABAMA - STATE AT LARGE  
My Comm. Expires Sept. 01, 2026

  
Notary Public

My Commission Expires: 9.1.26

Shelby County, AL 08/29/2025  
State of Alabama  
Deed Tax: \$265.50

# Real Estate Sales Validation Form

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

Grantor's Name Hinda Winter  
Mailing Address 218 Beaver Trail  
Pelham, AL 35124

Grantee's Name Hinda Winter  
Mailing Address 218 Beaver Trail  
Pelham, AL 35124

Property Address 218 Beaver Trail  
Pelham, AL 35124

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 265,400.00



20250829000267600 2/2 \$291.50  
Shelby Cnty Judge of Probate, AL  
08/29/2025 02:05:29 PM FILED/CERT

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 8/29/25

Print Hinda Winter

Sign Hinda Winter

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1