This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-25-30918

Send Tax Notice To: Gary Schoenfeldt
Tamara Schoenfeldt

Columbiane, Al 35051

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Peter C. Winford and Jo P. Winford, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Gary Schoenfeldt and Tamara Schoenfeldt, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 9, according to the Map of Lokey's Landing Phase 1, as recorded in Map Book 54, Page 36, in the Probate Office of Shelby County, Alabama

Property may be subject to 2026 tax and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (	we) have hereunto set my (d ⊇⊖∋≲	our) hand(s) and seal(s)	this the $15^{\prime\prime}$ day of
The Manual		DO D L	)
Peter C. Winford	JOF	9. Winford	

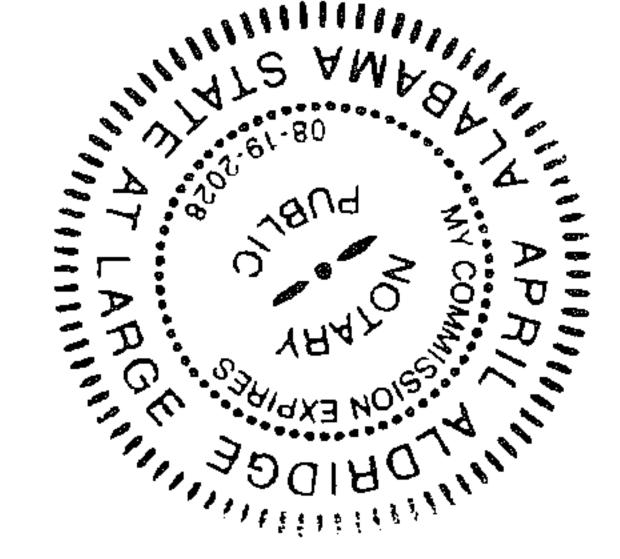
State of Alabama

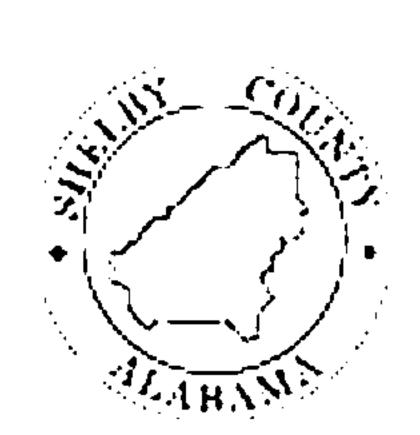
County of Shelby

I, <u>Advicte</u>, a Notary Public in and for the said County in said State, hereby certify that Peter C. Winford and Jo. Winford, 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 this the  $15^{t}$  day of  $10^{t}$  day of  $10^{t}$ 

Notary Public, State of Alabama





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 11:04:10 AM
\$335.00 PAYGE

alli 5. Beyl

## Real Estate Sales Validation Form

20251216000384200

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

Grantor's Name	Peter C. Winford	G	rantee's Name	Gary Schoenfeldt
Mailing Address	Jo P. Winford		lailing Address	Tamara Schoenfeldt
~	2)68 Klein	<b>₽</b> ^ \ \ !	iailing Address	103 Clunn Hillux
	Harpersonle	<u> </u>		Columbiani. AC 3001
		35078		
Property Address	71 Lokey Ct.			December 15, 2025
	Wilsonville, AL 35186		Purchase Price or	\$510,000.00
			Actual Value	
			or	
		Assessor's	s Market Value	
one) (Recordation Bill of Sale  xx Sales Cor  Closing St	of documentary evidence is not be a tract taken the statement attended for record	ot required) Apprais Other	sal	ng documentary evidence: (check
	<u></u>	<u>.                                    </u>		
		Instructions		
Grantor's name and current mailing add	•	name of the persor	n or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the	e name of the perso	n or persons to	whom interest to property is being
Property address -	the physical address of the pro-	operty being convey	ed, if available.	
Date of Sale - the	date on which interest to the pr	operty was conveye	ed.	
Total purchase price the instrument offe		e purchase of the pr	roperty, both rea	al and personal, being conveyed by
	red for record. This may be ev			al and personal, being conveyed by by a licensed appraiser of the
valuation, of the pre		cal official charged v	with the respons	market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
I attest, to the best further understand Code of Alabama 1	that any false statements clain	at the information coned on this form ma	ontained in this y result in the in	document is true and accurate. I apposition of the penalty indicated in
Date December 10	<u>), 2025</u>	Print	Peter C_Winfo	<u>rd</u>
Unattested		Sign	1/1/15	adame.
	(verified by	y)	✓ (Grantor/e)	Grantee/Owner/Agent) circle one