


Send tax notice to:

HENRY C. MIMS
226 BEAVER CREST
PELHAM, AL, 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013316


20130708000275360 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
07/08/2013 12:13:14 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00) in hand paid to the undersigned, CHANTAL M. COMBS, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by HENRY CLYDE MIMS and LATOYA SHEREKA REEVES (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 43, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE, THIRD SECTOR, AS RECORDED IN MAP BOOK 27, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS, LIEN OR ENCUMBRANCES OR CLAIMS THEREOF NOT SHOWN OF PUBLIC RECORD
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURENT OR PRIOR OWNERS.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1998-29313 AND INSTRUMENT NO. 2000-19725 AS AMENDED IN INSTRUMENT NO. 2000-38708.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN VOLUME 263, PAGE 46, INSTRUMENT NO. 2000-23179 AND INSTRUMENT NO. 2000-23197.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDTIONS AND RESTRICTIONS.
7. EASEMENT AS RECORDED INSTRUMENT NO. 1997-34735.

\$179,910.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$20.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22nd day of June, 2013.

Chantal M. Combs
CHANTAL M. COMBS



20130708000275360 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
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STATE OF SOUTH CAROLINA
COUNTY OF Georgetown

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CHANTAL M. COMBS, 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 said instrument, she executed the same voluntarily on the day the same
bears date.

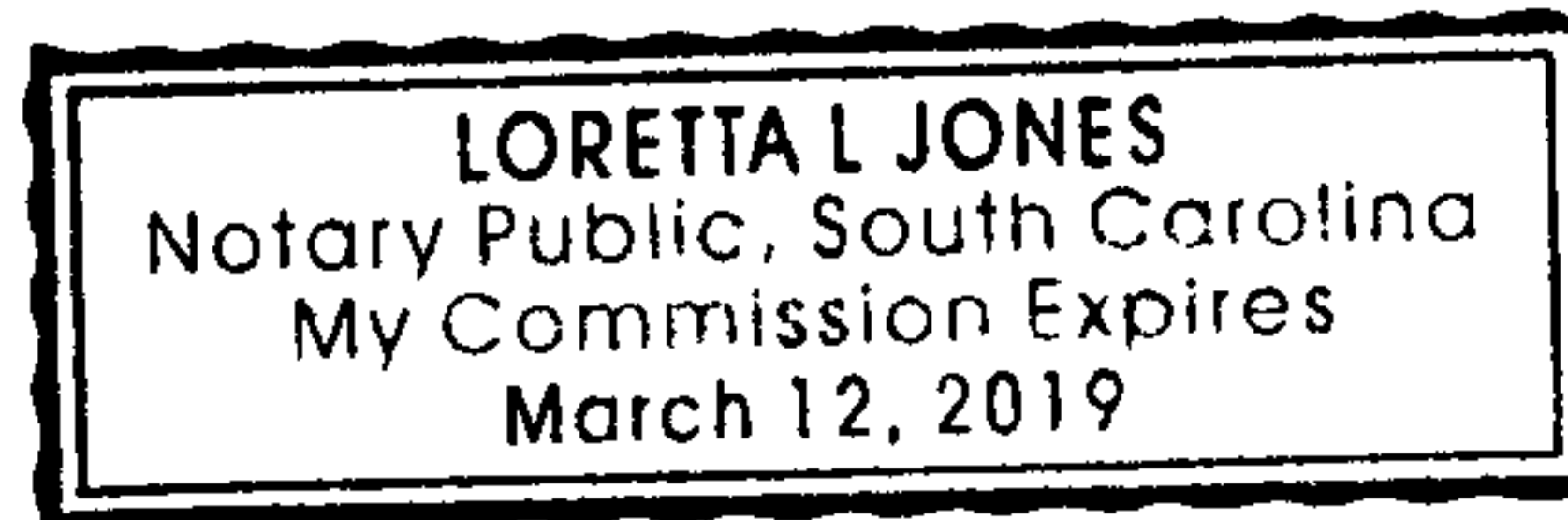
Given under my hand and official seal this the 22nd day of June, 2013..

Loretta L. Jones

Notary Public

Print Name:

Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Chantal M Combs Grantee's Name Henry Clyde Mims
Mailing Address 30 Watersedge Dr Unit G3 Pawleys Island SC 29585 Mailing Address 226 Beaver Creek Pellis AL 35124

Property Address 226 Beaver Creek Pellis AL 35124 Date of Sale 6-26-13
Total Purchase Price \$ 199,900
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

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).

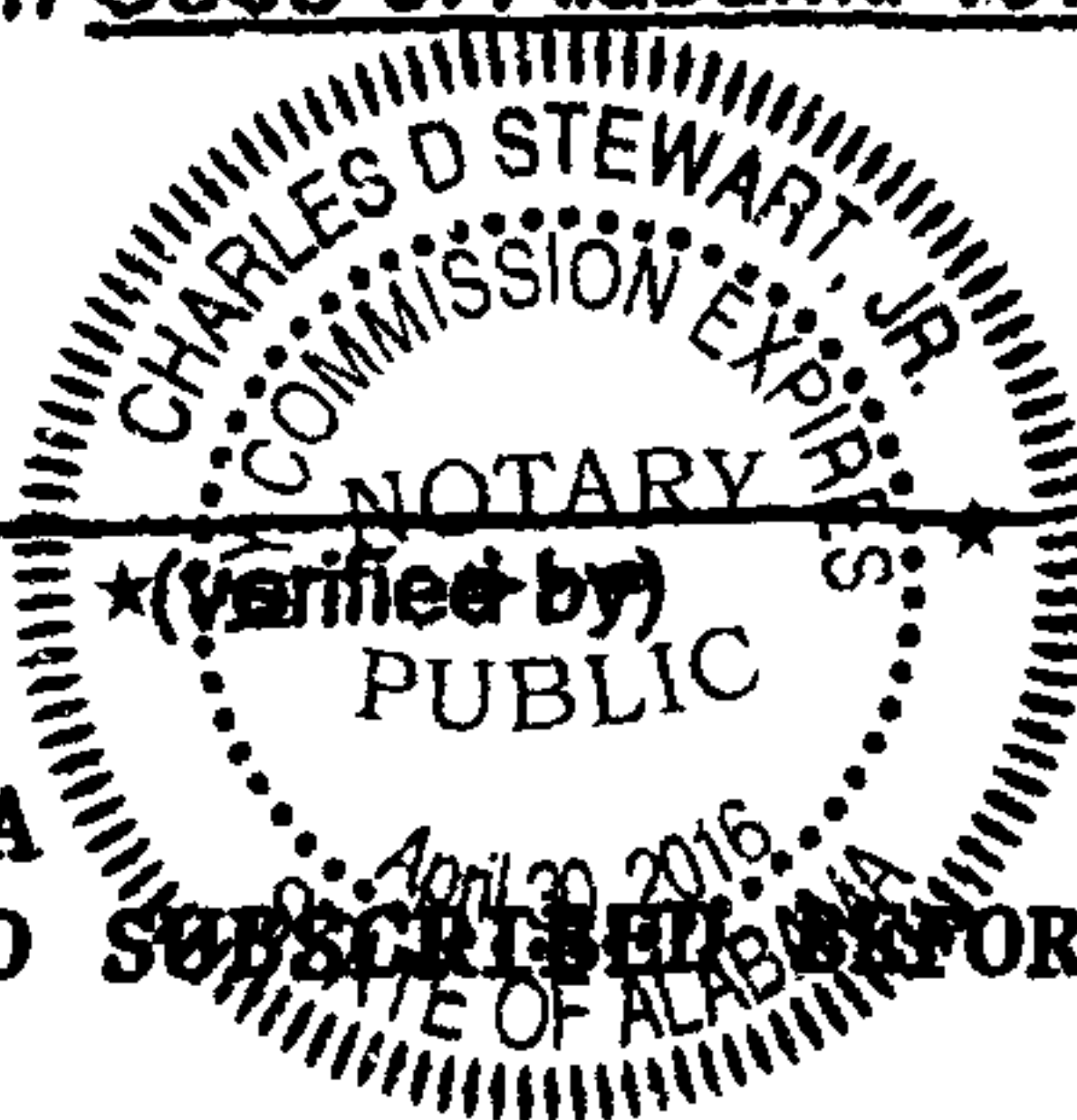
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-26-13

Print Henry Clyde Mims

Unattested

Sign Henry Clyde Mims
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF June, 2013.

NOTARY PUBLIC



20130708000275360 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
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