

20180710000244420
07/10/2018 12:10:10 PM
CORDEED 1/3

Send tax notice to:

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy Ste 645
Birmingham, Alabama 35243

STATE OF Alabama
COUNTY Shelby

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Josh G. Sims**, a Married man * whose address is 3049 Highview Lane Calhoun, AL and Paul S. Sims, a married man, whose mailing address is 6252 Waterford Dr Jackson, MS 39211 (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto Paul S. Sims, whose mailing address is 6252 Waterford Dr Jackson, MS 39211 (hereinafter referred to as the "Grantee"), all her right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 985, according to the final plat of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A and B, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

PID:# 22-8-27-4-002-002.000

TITLE NOT EXAMINED BY PREPARER.
LEGAL DESCRIPTION PROVIDED BY GRANTOR

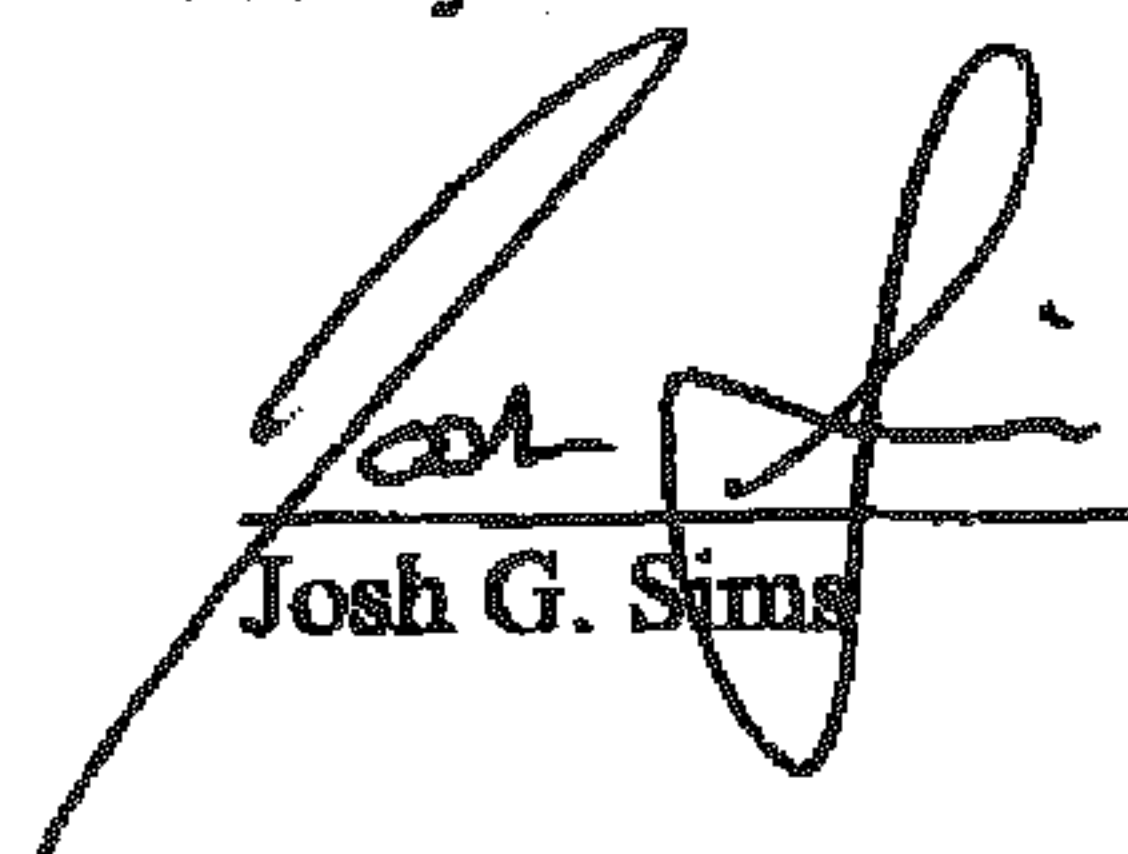
*This property does not constitute the homestead of the Grantor or his spouse.

** Josh G. Sims is one and the same as Joshua G. Sims.

***This deed is being recorded to correct the deeds recorded in Instrument No. 20170411000121240 and Instrument No. 20180306000072150.

said deed does not have the homestead or martial status
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 2nd day of May



Josh G. Sims

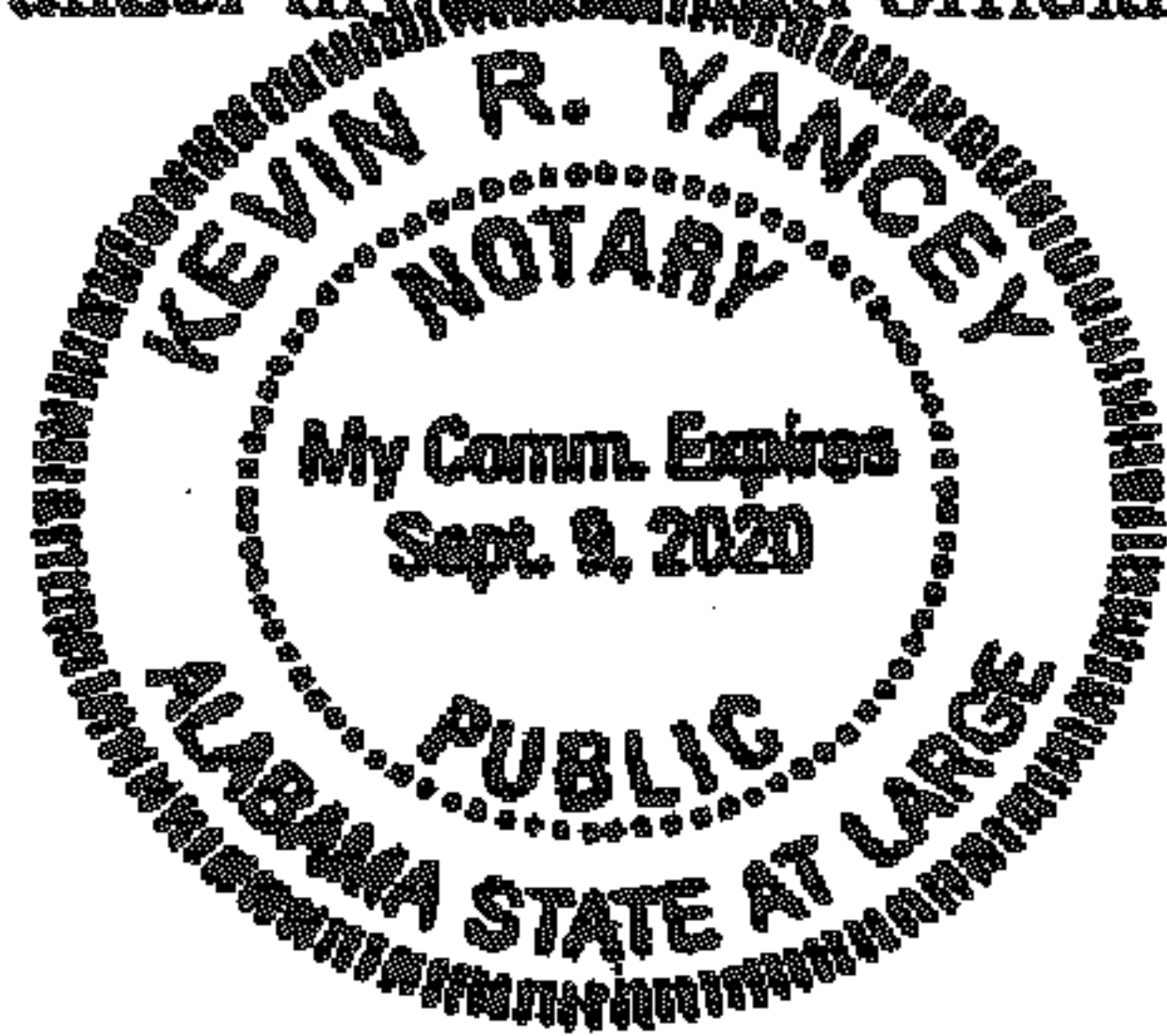
Paul Sims

Paul S. Sims

STATE OF Alabama
COUNTY OF Stuhey

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josh G Sims, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of May 2018

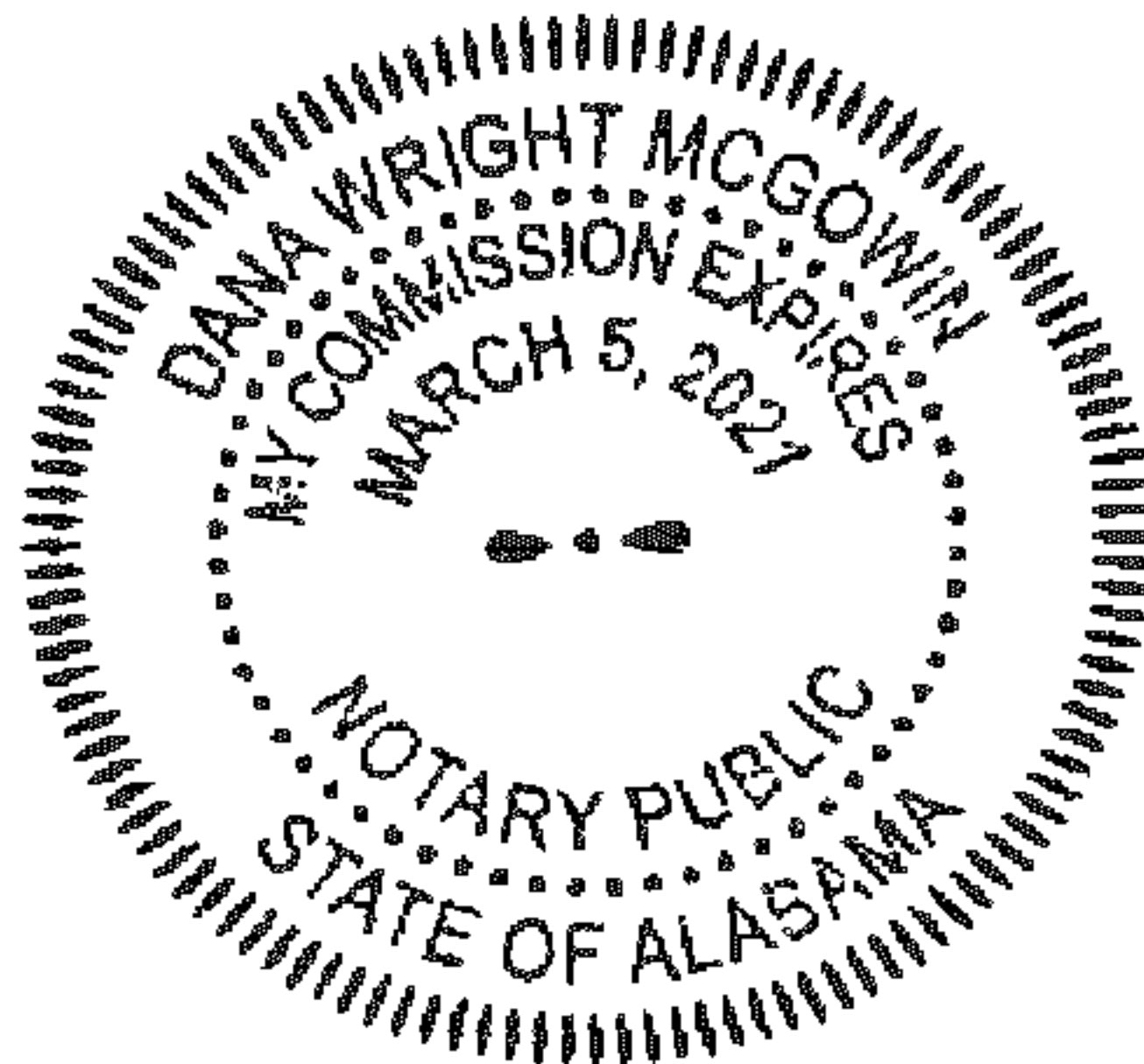


Kevin Yancey
Notary Public
Print Name: Kevin Yancey
Commission Expires: 9/9/2020

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul S. Sims, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of June, 2018



Dana Wright McGowan
Notary Public
Print Name: Dana Wright McGowan
Commission Expires: 3/5/21

Real Estate Sales Validation Form

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

Grantor's Name Josh G. Sims
Mailing Address Paul S. Sims
3049 Highview Lane
Calera, AL 35040

Grantee's Name Paul S. Sims
Mailing Address 3049 Highview Lane
Calera, AL 35040

Property Address 3049 Highview Lane
Calera, AL 35040

Date of Sale May 29, 2018
Total Purchase Price \$ 10.00
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
- 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 7/5/2018

Print Kennedy Sczypinski

Sign Kennedy Sczypinski
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Attested Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL (verified by)
07/10/2018 12:10:10 PM
\$22.00 DEBBIE
20180710000244420

James W. Fuhrmeister