

RECORDING REQUESTED BY:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

20210122000037280
01/22/2021 02:34:49 PM
DEEDS 1/3

PREPARED BY:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
1703 PLATT PLACE
MONTGOMERY, AL 36117

SEND TAX MESSAGE TO:

JEREMY D. SIMS
HANNAH RETTIG
101 LUCAS LANE
ALABASTER, AL 35114

WARRANTY DEED

For good consideration, I (we) **JEREMY D. SIMS, JOINT INTEREST WITH JERRY W SIMS AND PATRICIA G SIMS, REMAINDER TO SURVIVOR** whose mailing address is 101 LUCAS LANE, ALABASTER, AL 35114, hereby bargain, deed and convey to **JEREMY D SIMS, JOINT INTEREST WITH JERRY W SIMS AND PATRICIA G SIMS, REMAINDER TO SURVIVOR, HANNAH RETTIG, UNMARRIED** whose mailing address is 101 LUCAS LANE, ALABASTER, AL 35114, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF MAYLENE, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN NORTHERLY ALONG THE WEST SIDE OF THE SAID 1/4-1/4 FOR 104.44 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 87 DEGREES 22 MINUTES 58 SECONDS TO THE LEFT AND RUN WESTERLY FOR 125.75 FEET; THENCE TURN AN ANGLE OF 93 DEGREES 31 MINUTES 58 SECONDS TO THE RIGHT AND RUN NORTHERLY FOR 130.76 FEET; THENCE TURN AN ANGLE OF 80 DEGREES 14 MINUTES 14 SECONDS TO THE RIGHT AND RUN EASTERLY FOR 136.19 FEET TO A POINT ON THE WEST SIDE OF A PUBLIC ROAD; THENCE TURN AN ANGLE OF 80 DEGREES 23 MINUTES 10 SECONDS TO THE RIGHT AND RUN SOUTHERLY FOR 151.04 FEET TO A POINT ON THE WEST SIDE OF THE SAID ROAD; THENCE TURN AN ANGLE OF 105 DEGREES 50 MINUTES 38 SECONDS TO THE RIGHT AND RUN WESTERLY FOR 58.92 FEET BACK TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO JEREMY D SIMS, JOINT INTEREST WITH JERRY W SIMS AND PATRICIA G SIMS, REMAINDER TO SURVIVOR FORM JERRY W SIMS AND PATRICIA G SIMS IN A DEED DATED MARCH 11, 2015 OF AND RECORDED MARCH 13, 2015, AS IN INSTRUMENT NO 20150313000078300.

APN: 138343002003002

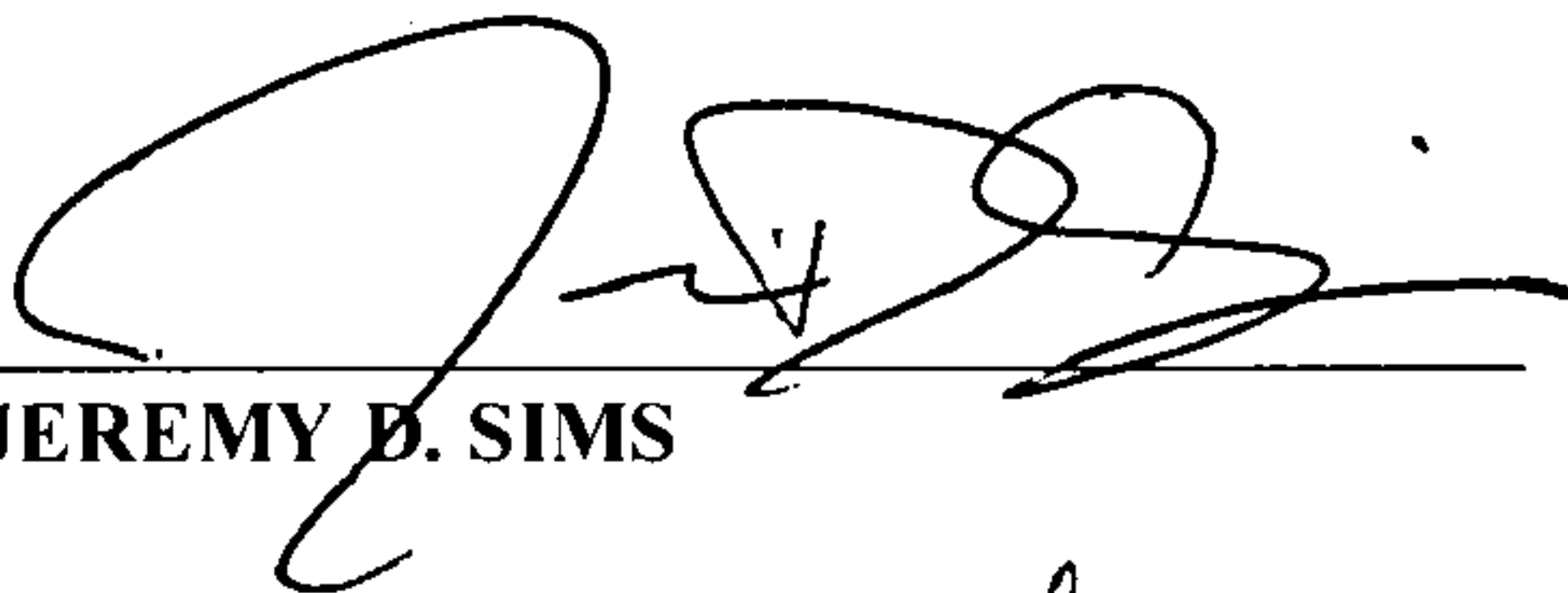
Property Address: 101 LUCAS LANE, ALABASTER, AL 35114

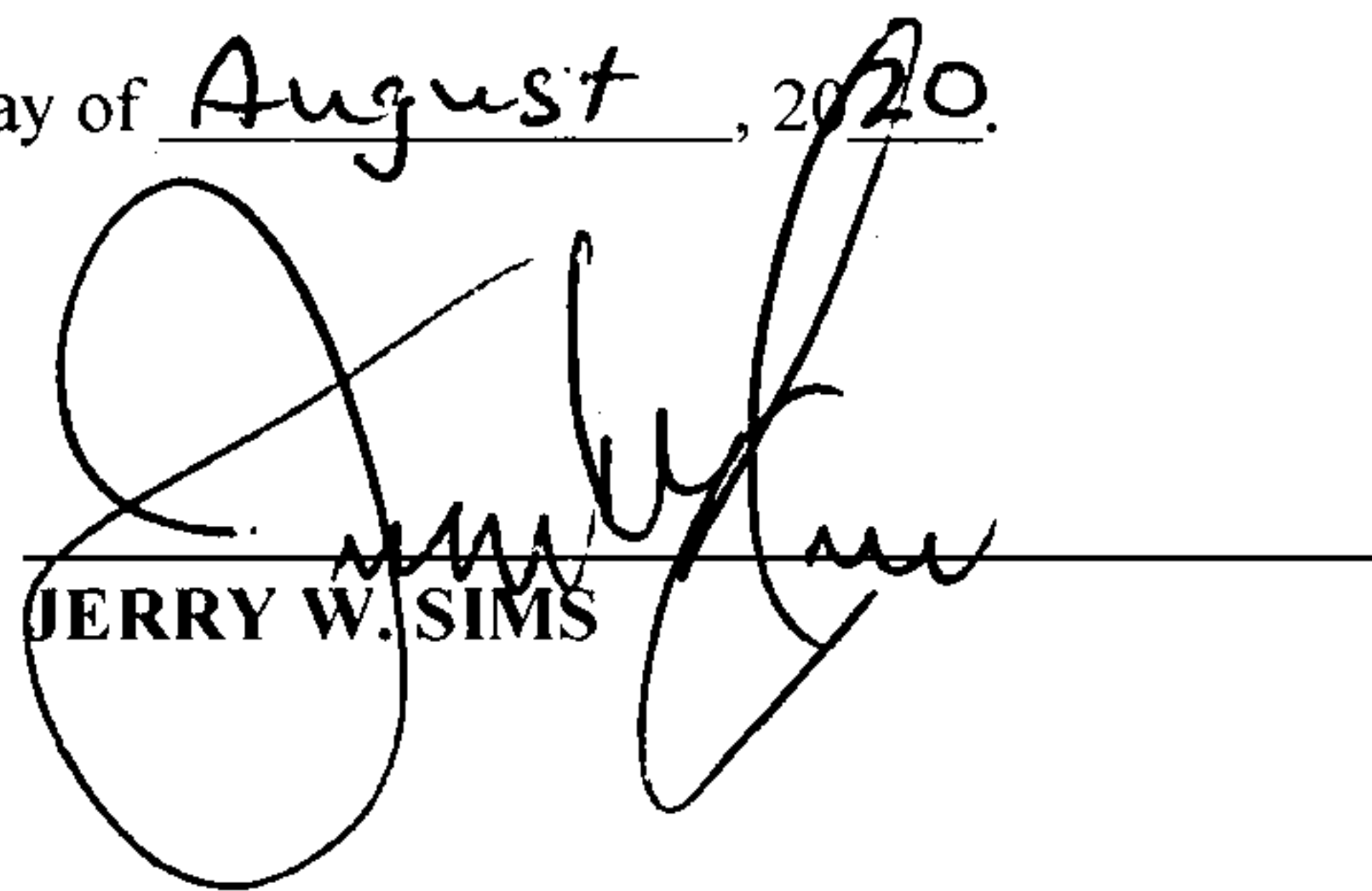
TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 3 day of August, 2020.


JEREMY D. SIMS

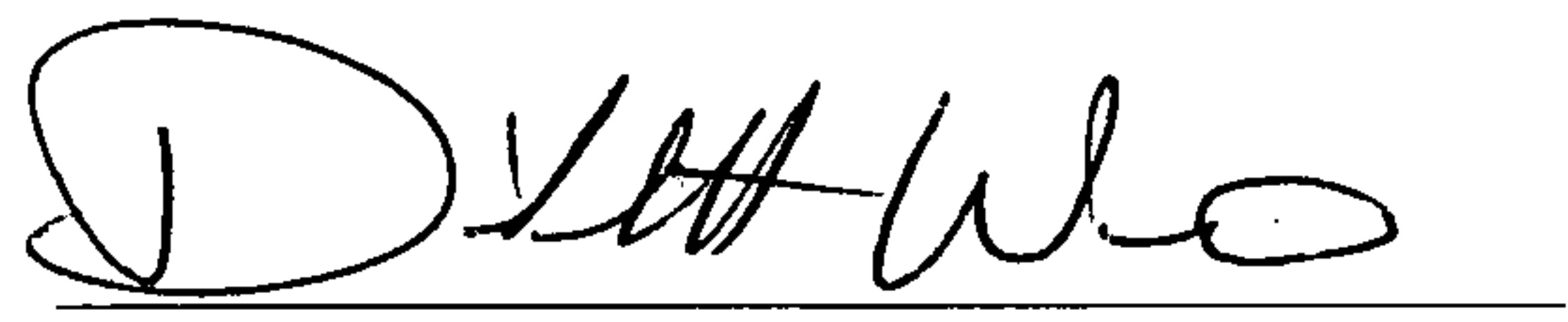

JERRY W. SIMS

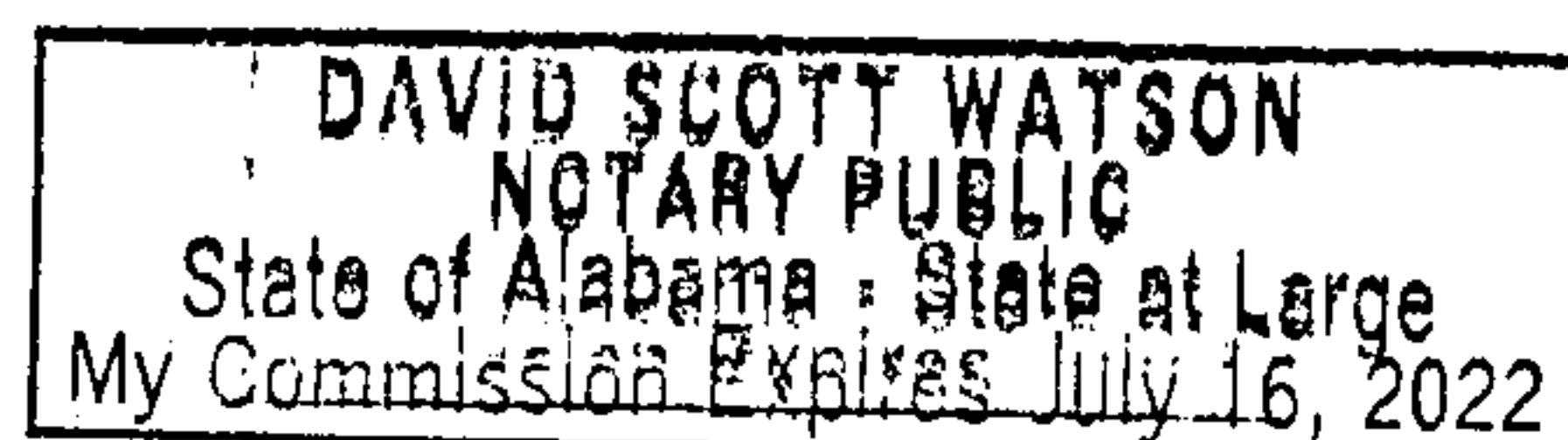

PATRICIA G. SIMS

STATE OF ALABAMA
COUNTY OF

} SS.

I, David Scott Watson, a Notary Public, hereby certify that **JEREMY D. SIMS** AND **JERRY W. SIMS**, **PATRICIA G SIMS** 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 this 3 day of August, 2020


Notary Public





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2021 02:34:49 PM
\$36.00 JESSICA
20210122000037280

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Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name jeremy & jerry sims, patricia sims
Mailing Address 101 LUCAS LANE
ALABASTER, AL 35114

Grantee's Name Jeremy D. Sims & Hannah Rettig
Mailing Address 101 LUCAS LANE
ALABASTER, AL 35114

Property Address 101 LUCAS LANE
ALABASTER, AL 35114

Date of Sale 8/3/20

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 6,810

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 Assessor's information

☐ 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 9/23/20

Print Dan Madden

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1