



20231109000329690 1/3 \$61.50  
Shelby Cnty Judge of Probate, AL  
11/09/2023 10:07:28 AM FILED/CERT

TITLE NOT CHECKED

VALUE: \$500.00

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

**Know All Men By These Presents,**

That in consideration of **One and 00/100 (\$1.00) Dollars** to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I/ we,

**Rachea Gould Simms, a married woman**

(herein referred to as Grantor(s) do/does grant, bargain, sell and convey unto

**Rachea Gould Simms and husband, Christopher Shawn Simms**

(hereinafter referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

Begin at the Southwest Corner of the Southeast ¼ of the Northeast ¼ of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 01° 08' 30" West a distance of 447.11'; thence North 89° 43' 46" East a distance of 418.93'; thence North 01° 02' 20" West a distance of 100.00'; thence South 89° 32' 15" East a distance of 744.07' to the centerline of Gould Road; thence to a curve to the right, having a radius of 350.00', subtended by a chord bearing of North 42° 42' 15" West, and a chord distance of 11.01'; thence along the arc of said curve and along said centerline for a distance of 11.01'; thence North 00° 20' 22" West and leaving said centerline a distance of 206.65'; thence South 84° 57' 02" East a distance of 210.00'; thence South 00° 20' 22" East a distance of 712.73'; thence South 88° 52' 50" West a distance of 1357.22' to the POINT OF BEGINNING.

Said Parcel containing 16.67 acres, more or less, LESS AND EXCEPT any Right-of-Way (R.O.W.) of Gould Road.

Subject to a 15.00' Ingress/Egress & Utility Easement, as recorded in Instrument ##19930129000028081, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Easements, Restrictions and Rights of Way of Record.

**GRANTEE'S ADDRESS**

P.O. Box 832  
Clanton, Alabama 35046

**PREPARED BY:**

Bill Speaks  
Attorney at Law  
500 3<sup>rd</sup> Avenue North  
Clanton, Alabama 35045

**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/does, for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I/we am/are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seal(s) this the 8<sup>th</sup> day of November, 2023.

Rachea Gould Simms

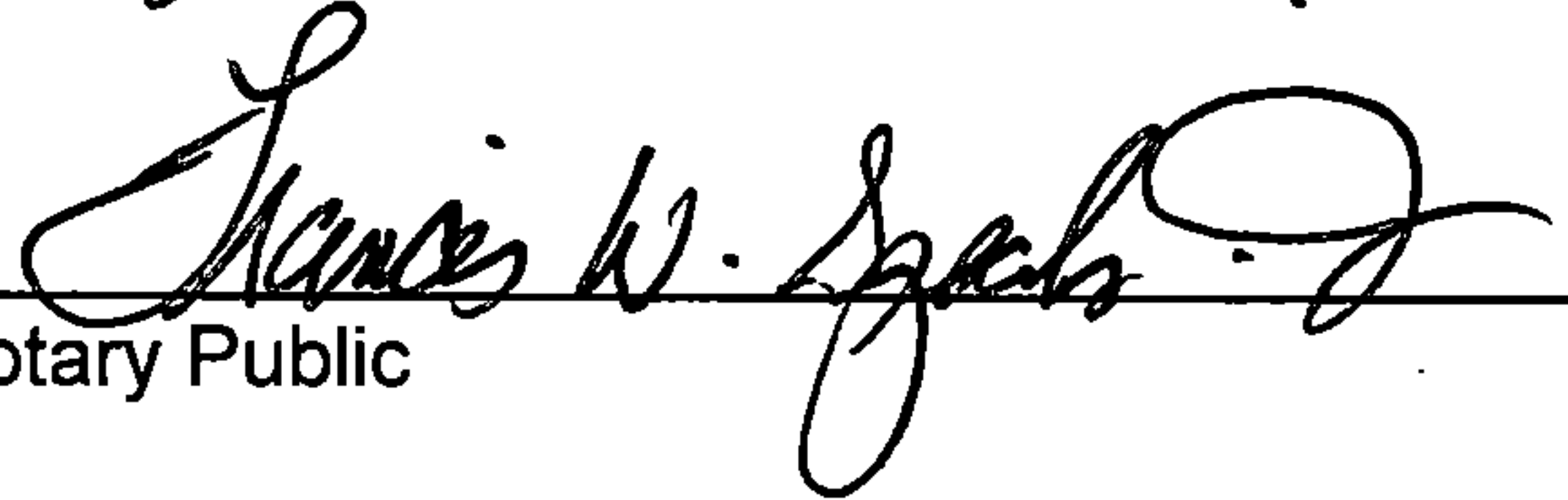


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**STATE OF ALABAMA  
CHILTON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rachea Gould Simms, a married person**, 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 8<sup>th</sup> day of November, 2023.

  
Notary Public

My Commission Expires: 01-12-26

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Rachea Gould Simms  
Mailing Address PO Box 832  
Clanton, AL 35046

Grantee's Name Rachea Gould Simms and Christopher Shawn Simms  
Mailing Address P.O. Box 832  
Clanton, Alabama 35046

Property Address 622 Gould Road  
Columbiana, AL  
35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ GIFT  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ (32AC) 132,810 / (16AC) 66,405

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 1/2 value - \$33,202.50

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 11/08/23

Print Rachea Gould Simms

Unattested

[Signature]  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1