



20231219000364670 1/4 \$240.00  
Shelby Cnty Judge of Probate, AL  
12/19/2023 03:21:49 PM FILED/CERT

Send Tax Notice to:  
Mr. and Mrs. Joseph Michael Sims  
227 Howard Hill Drive  
Wilsonville, Alabama 35186

This instrument was prepared by:

ELLIS, HEAD, OWENS, JUSTICE,  
ARNOLD, & GRAHAM  
113 N. Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA    )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, JOSEPH MICHAEL SIMS and wife, KAY ELLEN SIMS (herein referred to as Grantors), do grant, bargain, sell and convey unto ourselves, JOSEPH MICHAEL SIMS and wife, KAY ELLEN SIMS (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2023 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 13, Page 87.
7. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Book 3, Page 840.
8. Restrictive Covenants to Alabama Power Company as shown and recorded

in Book 57, Page 62.

9. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 1, Page 359.
10. Easement(s) to Alabama Power Company as shown and recorded in Book 57, Page 129.
11. Easement(s) to South Central Bell as shown and recorded in Book 351, Page 357.
12. Riparian and other rights created by the fact that the land fronts on Lay Lake.
13. Flood rights to Alabama Power Company as to water elevation contour levels.
14. Joint Venture Agreement by and between Robert L. Robinson, Arthur P. Bagby, III, Robert Bond, John W. Kidd and Forest Hill Land Co. as recorded in Book 313, Page 338.

Joseph Michael Sims is one and the same person as Joseph Sims identified in the deed recorded as Instrument No. 20200121000027380.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

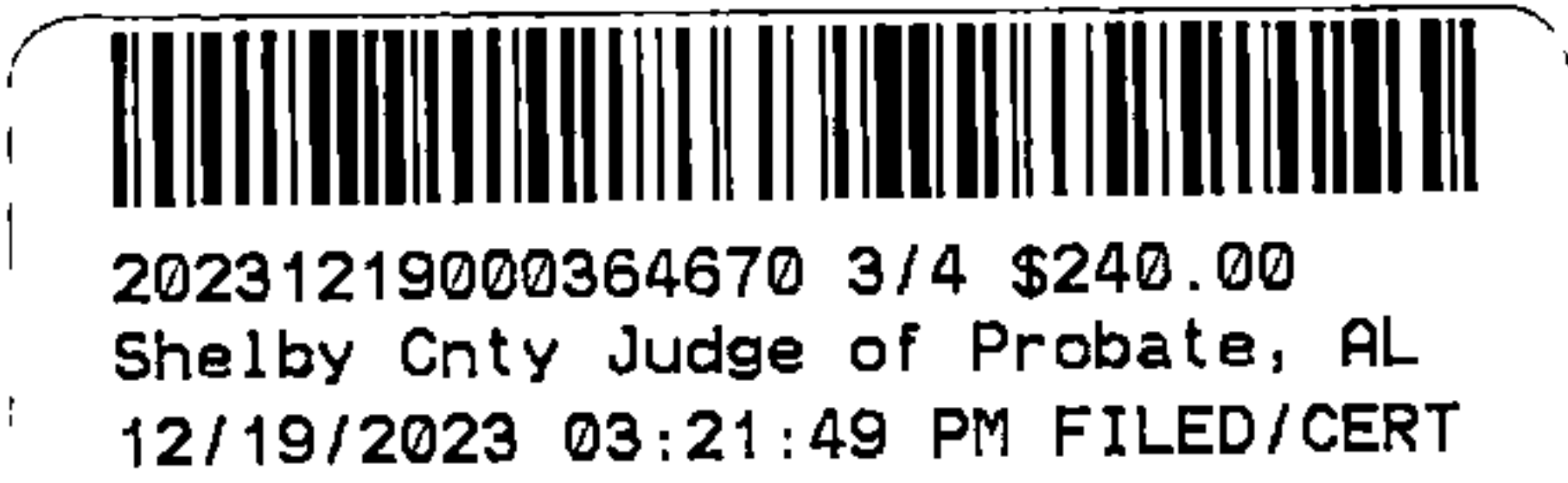
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19<sup>th</sup> day of DECEMBER, 2023.

Joseph Michael Sims  
Joseph Michael Sims

Kay Ellen Sims  
Kay Ellen Sims




STATE OF ALABAMA )  
SHELBY COUNTY )



I, the undersigned, a notary public in and for said County, in said State, hereby certify that Joseph Michael Sims, and wife, Kay Ellen Sims, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/28/2027

# Real Estate Sales Validation Form

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

Grantor's Name Joseph Michael Sims and  
Mailing Address Kay Ellen Sims  
227 Howard Hill Drive  
Wilsonville, Alabama 35186

Grantee's Name Joseph Michael Sims and  
Mailing Address Kay Ellen Sims  
227 Howard Hill Drive  
Wilsonville, Alabama 35186

Property Address 227 Howard Hill Dr.  
Wilsonville, AL.  
35186

Date of Sale 12/19/2023  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 417,200.00 x 1/2 = \$208,600.00

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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 Property Tax Commissioner

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 12/19/2023

Print JOSEPH MICHAEL SIMS

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one