

**After Recording, Mail To:**

Mr. and Mrs. Ed Sims, Trustee  
247 Crest Lake Drive  
Hoover, AL 35244

**This document prepared by:**

WILLIAM G. NOLAN  
*Attorney at Law*  
Nolan Elder Law, LLC  
1232 Blue Ridge Blvd  
Birmingham, Alabama 35226  
205/823-8916

Assessor's Parcel Number: \_\_\_\_\_

**Source of title:** Instr# 20040723000468520

## QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

EDWARD VERNER SIMS<sup>51.</sup> and BETTY HAWKINS SIMS, husband and wife, the GRANTORS,

Whose mailing address is 247 Crest Lake Drive, Hoover, AL 35244;

hereby convey and quitclaim to

EDWARD VERNER SIMS and BETTY HAWKINS SIMS, as co-Trustees of THE ED AND BETTY SIMS REVOCABLE LIVING TRUST, U/A dated September \_\_\_\_\_, 2011, the GRANTEE,

Whose mailing address is 247 Crest Lake Drive, Hoover, AL 35244;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 247 Crest Lake Drive, Hoover, AL.

TO have and to hold to the said grantee and grantee's assigns forever.


The land described herein (You must make a selection):

  X   is homestead property of the said grantors

       is **NOT** homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Shelby County, AL 09/13/2012  
State of Alabama  
Deed Tax: \$244.50

  
20120913000348660 1/4 \$265.50  
Shelby Cnty Judge of Probate, AL  
09/13/2012 02:40:34 PM FILED/CERT

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS we have set our hands and seals this 16 day of September, 2011.

  
EDWARD VERNER SIMS, Sr

  
BETTY HAWKINS SIMS

STATE OF ALABAMA )  
 ) ss.  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EDWARD VERNER SIMS<sup>Sr</sup> and BETTY HAWKINS SIMS, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 16 day of September, 2011.

  
NOTARY PUBLIC

My commission expires: 1/15/2013

WILLIAM G. NOLAN  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 15, 2013



  
20120913000348660 2/4 \$265.50  
Shelby Cnty Judge of Probate, AL  
09/13/2012 02:40:34 PM FILED/CERT

## EXHIBIT A

**LOT 16, BLOCK 2**, according to the amended map of Southlake Crest, 2<sup>nd</sup> Sector, as recorded in MAP BOOK 19, PAGE 14, in the Probate Office of Shelby County, Alabama.

and more commonly known as 247 Crest Lake Drive, Hoover, AL.



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# Real Estate Sales Validation Form

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

Grantor's Name EDWARD V SIMS JR  
Mailing Address BETTY H. SIMS  
247 CREST LAKE DR  
HOOVER AL 35244

Grantee's Name TRUST OF EDWARD V SIMS JR  
Mailing Address BETTY H SIMS  
247 CREST LAKE DR  
HOOVER AL 35244

Property Address 247 CREST LAKE DR  
HOOVER AL 35244

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 244,400

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



20120913000348660 4/4 \$265.50  
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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 \_\_\_\_\_ Print EDWARD V SIMS JR

☒ Unattested

[Signature]  
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1