


This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Leigh and Dennis Hulsey  
1709 Fieldstone Circle  
Helena, AL 35080

**GENERAL WARRANTY DEED**

  
20130401000134680 1/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/01/2013 02:24:12 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Seventy Nine Thousand and 00/100 Dollars (\$179,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, CHARLES WESLEY SIMS and SARAH ELIZABETH SIMS, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LEIGH G. HULSEY and DENNIS G. HULSEY, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 57, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, page 114, in the Probate Office of Shelby County, Alabama.

One Hundred Seventy Five Thousand Seven Hundred Fifty Seven and 00/100 Dollars (\$175,757.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

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

Shelby County, AL 04/01/2013  
State of Alabama  
Deed Tax: \$3.50

Dated this 25<sup>th</sup> day of March, 2013.

Charles Wesley Sims by Melvin Upchurch his Attorney-in-Fact  
CHARLES WESLEY SIMS

STATE OF ALABAMA    )  
JEFFERSON COUNTY    )

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MELVIN UPCHURCH, whose name as Attorney-in-Fact for CHARLES WESLEY SIMS is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of March, 2013.

JAGant  
NOTARY PUBLIC:   JOHN A. GANT  
My Commission Expires:   10/20/2013



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Dated this 25<sup>th</sup> day of March, 2013.

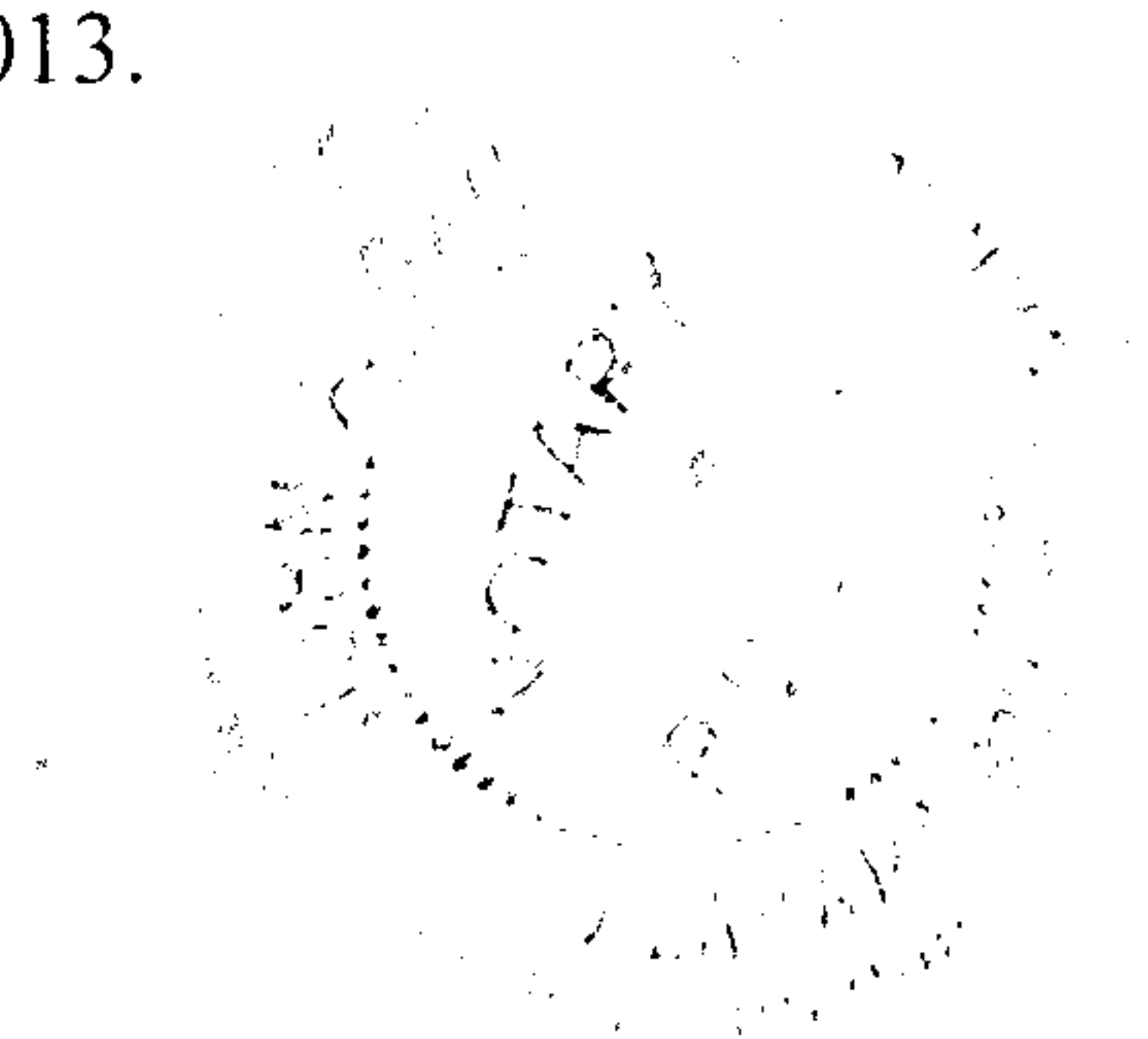
Sch Grantee Sims by Melvin Upchurch her Attorney-in-fact  
SARAH ELIZABETH SIMS

STATE OF ALABAMA    )  
JEFFERSON COUNTY    )

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MELVIN UPCHURCH, whose name as Attorney-in-Fact for SARAH ELIZABETH SIMS is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of March, 2013.


John A. Gant  
NOTARY PUBLIC:    JOHN A. GANT  
My Commission Expires:   10/20/2013



**Property Address:**  
**1709 Fieldstone Cir.**  
**Helena, AL 35080**

**Grantee's Address:**  
**1709 Fieldstone Cir.**  
**Helena, AL 35080**

**Grantor's Address:**  
**4599 N. Washington #191**  
**Stillwater, OK 74075**

  
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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 Charles & Sarah Sims  
Mailing Address 4599 N. Washington #191  
Stillwater, OK 74075

Grantee's Name Leigh & Dennis Hulsey  
Mailing Address 1709 Fieldstone Cir.  
Helena, AL 35080

Property Address 1709 Fieldstone Cir.  
Helena, AL 35080

Date of Sale 03/25/2013  
Total Purchase Price \$ 179,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence


## 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.

Date of Sale - the date on which interest to the property was conveyed.

  
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Total purchase price - the total amount paid for the purchase of the property being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

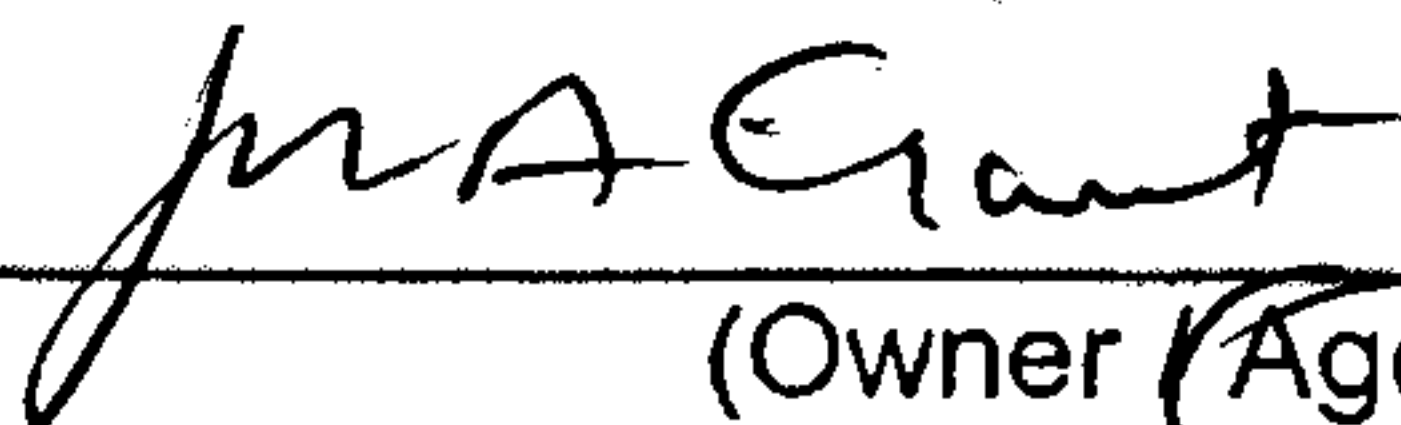
Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 03/30/2013

Print John A. Gant

Sign



(Owner (Agent) circle one)