

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

Document Prepared By:

Leslie Garside

Leslie Garside
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste 202
Brentwood, TN 37027

Send Tax Notice To:
Edward V Sims Etux

247 Crest Lake Dr
Hoover, AL 35244

QUIT CLAIM DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

*244,400

THAT IN CONSIDERATION OF ~~TEN DOLLARS AND 00/100 (\$10.00)~~ to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt of which is acknowledged, I or we,

Edward V Sims and BettyH Sims, husband and wife

(herein referred to as GRANTOR(S)), grant, sell, bargain and convey unto

Edward Verner Simms and Betty Hawkins Sims, as Co-Trustees of the Ed and Betty Sims Revocable Living Trust, dated 9/16/2011

(herein referred to as GRANTEE(S)) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 16, Block 2, according to the amended map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Probate Office of Shelby County, Alabama.

Being the same property further conveyed to Edward Verner Sims and Betty Hawkins Sims, as co-Trustees of The Ed and Betty Sims Revocable Living Trust, U/A dated September 16, 2011, by Quitclaim Deed from Edward Verner Sims, Sr. and Betty Hawkins Sims, husband and wife, dated 9/16/2011, recorded 9/13/2012, of record in Instrument No. 20120913000348660, in the Office of the Probate Judge for Shelby County, Alabama.


Being the same property conveyed to Edward V. Sims and Betty H. Sims, husband and wife, by Quitclaim Deed from Edward Verner Sims and Betty Hawkins Sims, as co-Trustees of The Ed and Betty Sims Revocable Living Trust, U/A dated 03/12/2013, recorded _____, of record in Instrument No. _____, in the Office of the Probate Judge for Shelby County, Alabama.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said GRANTEE(S), their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 12th day of March, 2013.

Shelby County, AL 04/18/2013
State of Alabama
Deed Tax: \$244.50


20130418000159620 1/3 \$262.50
Shelby Cnty Judge of Probate, AL
04/18/2013 03:04:12 PM FILED/CERT

GRANTOR(S):

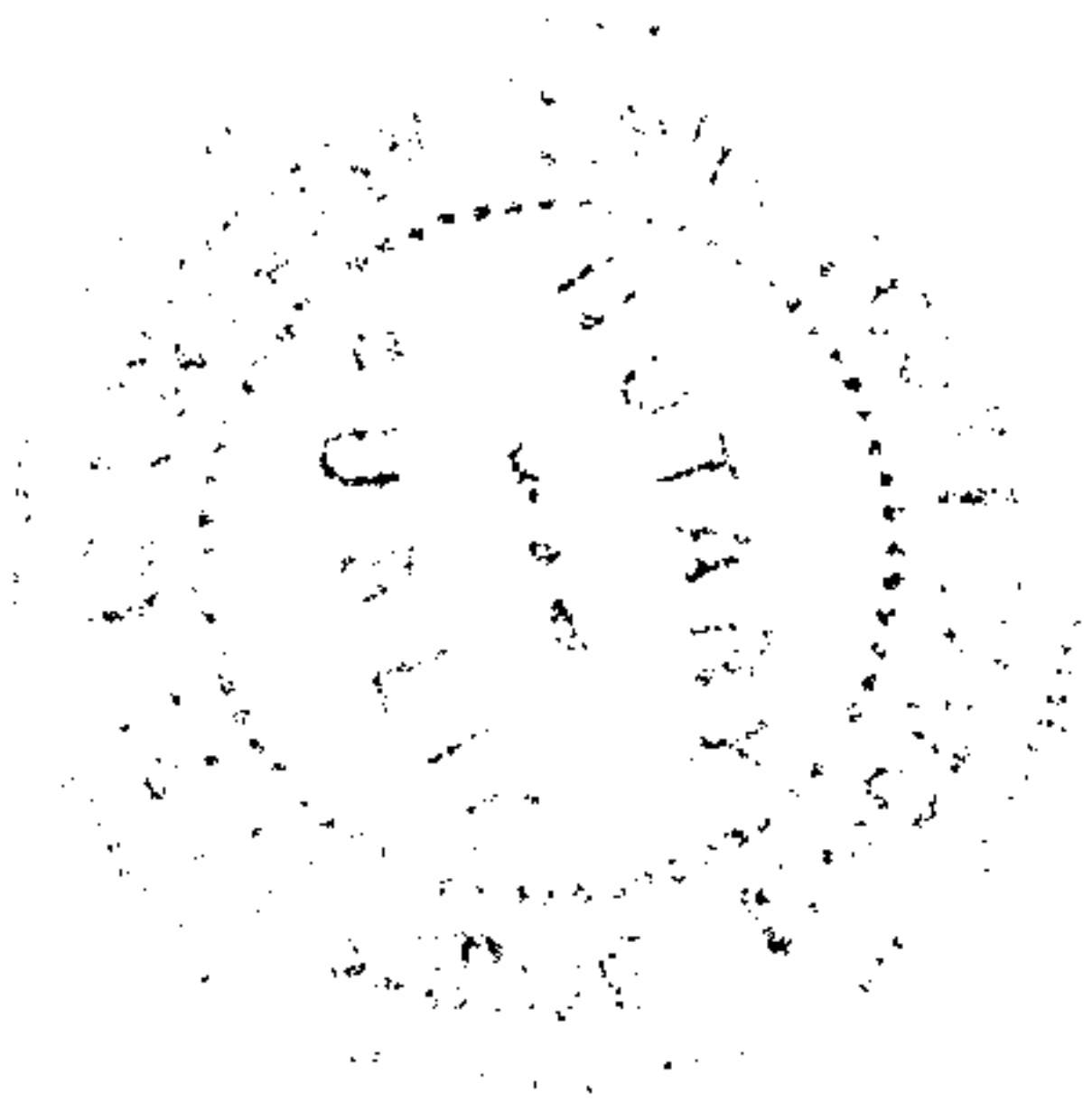
Edward V Sims
Edward V. Sims

Betty H Sims
Betty H. Sims

**STATE OF ALABAMA
COUNTY OF Shelby**

I, the undersigned notary public in for and said State, hereby verify that **Edward V. Simms and Betty H. Sims**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 12th day of March, 2013.



A handwritten signature in dark ink, which appears to read "David Scott Watson", is written over a horizontal line.

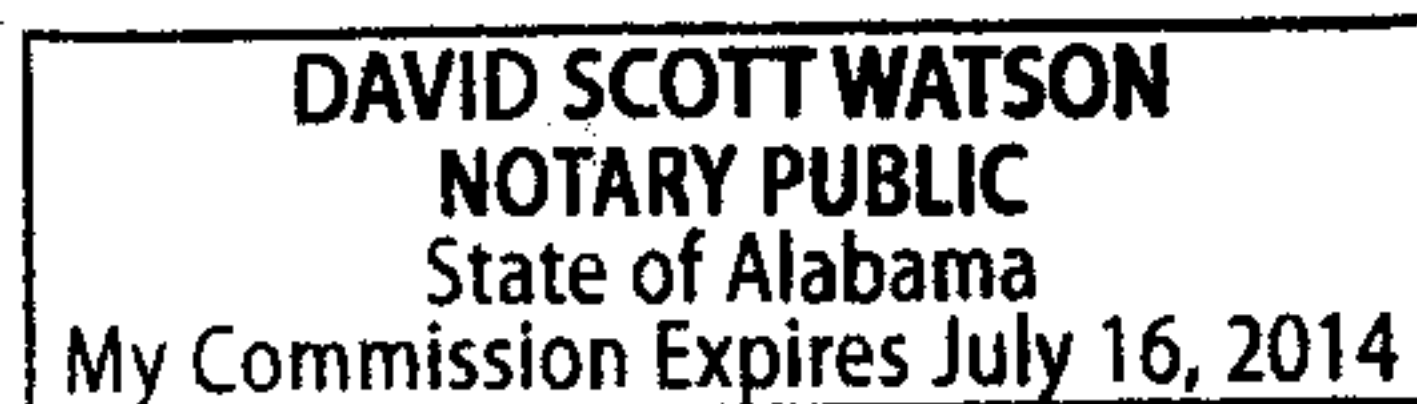
Notary Public

David Scott Watson

Printed Notary Name

My commission expires: July 16, 2014

This Document Prepared By:



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20130418000159620 2/3 \$262.50
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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 Verner Sims and Betty Hawkins Sims, as Co-Trustees Grantee's Name Edward V Sims and Betty H Sims
Mailing Address of the Ed and Betty Revocable Mailing Address Husband and wife

Property Address 247 Crest Lake Dr Date of Sale 3/12/13
Haver, AL 35244 Total Purchase Price \$ 244,400

Property Address 247 Crest Lake Dr Date of Sale 3/12/13
Haver, AL 35244 Total Purchase Price \$ 244,400
or
Actual Value \$ 244,400
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 3/12/13

Print Arthina Munnis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one