

PREPARED BY:

Paul Sims
3049 Highview Lane
Calera, AL 35040

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Paul Sims
3049 Highview Lane
Calera, AL 35040

MAIL TAX STATEMENTS TO:

Paul Sims
3049 Highview Lane
Calera, AL 35040



20130523000213070 1/4 \$106.00
Shelby Cnty Judge of Probate, AL
05/23/2013 02:37:30 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 23rd day of April, 20 13, between Rebecca Sims, a married person, whose address is 3049 Highview Lane, Calera, Alabama 35040("Grantor"), and Paul Sims, a married person, whose address is 3049 Highview Lane, Calera, Alabama 35040 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Shelby County, Alabama, described as:

Lot 985, According to the final plat of Waterford Highlands, sector 4, phase 2, as recorded in map book 36, page 15 A and B in the probate Office of Shelby Count Alabama; Being Situated in Shelby Count, Alabama; Being Situated In Shelby County, Alabama

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 228274002002000

IN WITNESS WHEREOF the Grantor has executed this deed on the 21 day of May, 2013.

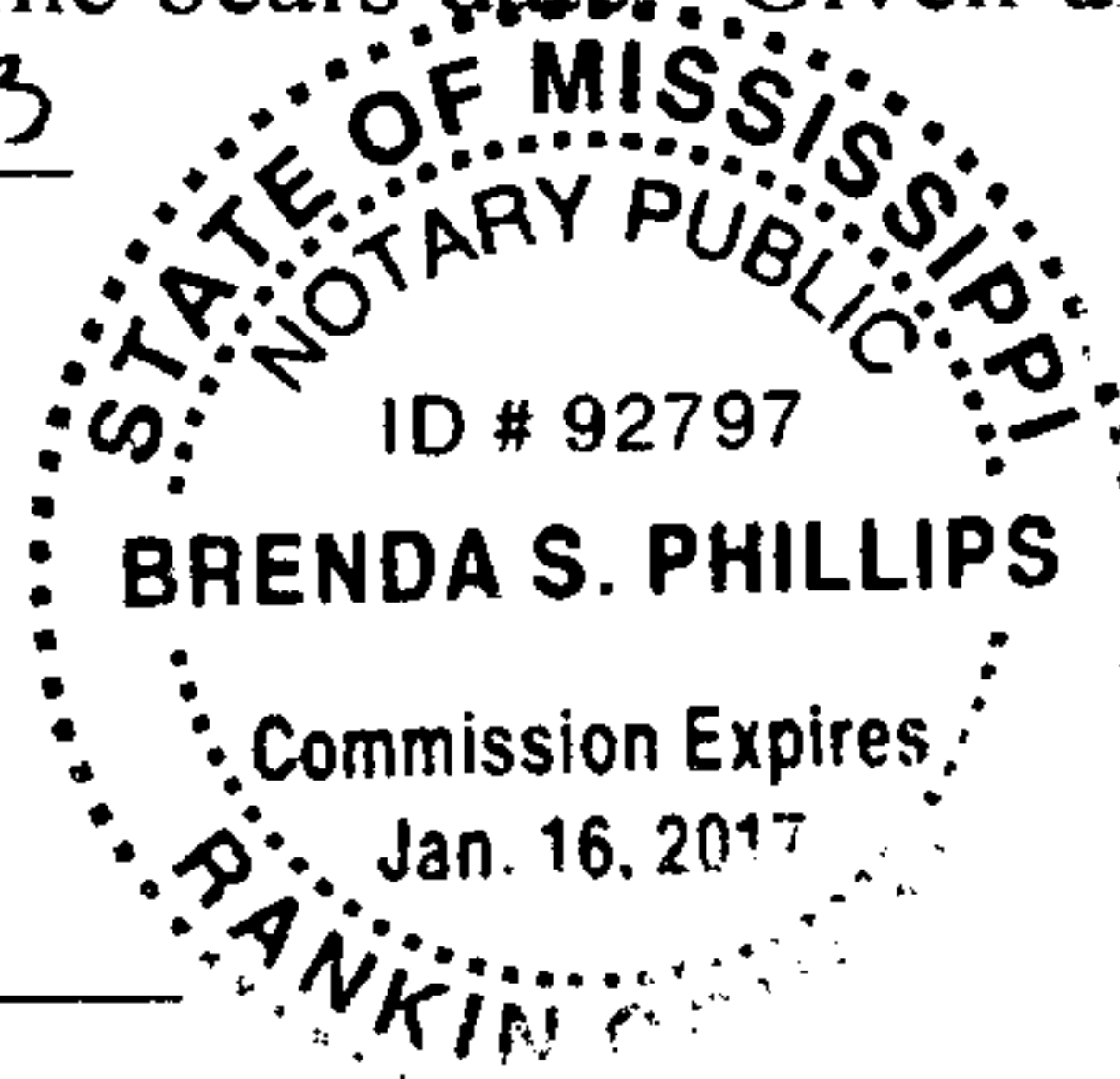
5-21-13
Date

Rebecca Sims
Rebecca Sims, Grantor

The State of Mississippi
RANKIN County

I, Brenda S Phillips, hereby certify that Rebecca Sims whose name 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 21 day of May, A. D. 2013

Brenda S Phillips
Notary Public



My Commission expires: 1-16-17

IN WITNESS WHEREOF the Grantee has executed this deed on the 29 day of April, 2013.

4-29-13
Date

Paul Sims
Paul Sims, Grantee

The State of ALABAMA
Shelby County

I, Kelly B. Mullin, hereby certify that Paul Sims whose name 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 29th day of April, A. D. 2013

Kelly B. Mullin
Notary Public

Kelly B. Mullin
• Notary Public State At Large
Commission Expires
June 28, 2013

My Commission expires: _____

Grantor's Witness

Grantor's Witness

Real Estate Sales Validation Form

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

Grantor's Name Rebecca Sims
Mailing Address 3049 Highview Lane
Calera, AL 35040

Grantee's Name Paul Sims
Mailing Address 3049 Highview Lane
Calera, AL 35040

Property Address 3049 Highview Lane
Calera, AL 35040

Date of Sale 4-29-13
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 169,800.00
1/2 VALUE - \$84,900

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

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 any.

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 4-29-13

Print Paul Sims

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130523000213070 4/4 \$106.00
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