

Original

Send Tax Notice to: **Betty C. Simmons**
113 Simmons Drive
Chelsea, AL 35043

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **compliance with Final Judgment of Divorce, and One and no/100 Dollar (\$1.00), and other good and valuable consideration**, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **CHARLES W. SIMMONS, an unmarried man**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **BETTY C. SIMMONS** (herein referred to as GRANTEE), all my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel "A", according to Survey of Sid Wheeler, PLS No. 16165, dated March 9, 2008, as amended April 23, 2009, and January 5, 2010, and which is more particularly described as follows:

A parcel of land in the Northeast Quarter of the Southwest Quarter of Section 34, Township 19 South, Range 1 West, being a part of the same land described in a deed to Charles W. and Betty Simmons, recorded in Instrument 2000-19313, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

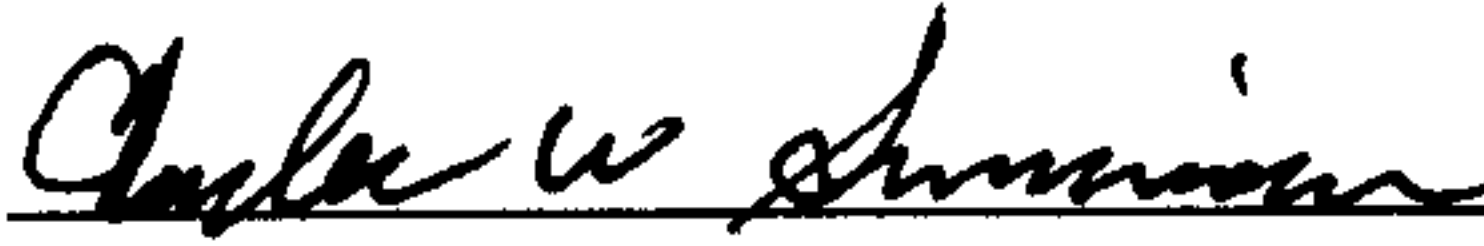
Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 34; thence South 25 degrees 51 seconds 12 seconds West a distance of 17.25 feet to an iron pipe found at the point of beginning and the Northeast corner of the Spring Meadows Subdivision as recorded in Map Book 9, at Page 61; thence South 89 degrees 08 minutes 09 seconds West along the North line of said Subdivision a distance of 1305.11 feet to a point on the East right-of-way of County Road No. 337; thence along a curve to the right in said right-of-way having a radius of 205.50 feet and a chord bearing of North 22 degrees 36 minutes 46 seconds West, an arc length of 24.14 feet to a point on the West line of said 1/4-1/4 Section; thence North 00 degrees 03 minutes 55 seconds East along said West line a distance of 135.95 feet to a point on the East right-of-way of County Road No. 337; thence along a curve to the right in said right-of-way having a radius of 205.50 feet and a chord bearing of North 31 degrees 02 minutes 48 seconds East, an arc length of 83.68 feet to a point; thence along a curve to the right in said right-of-way having a radius of 708.31 feet and a chord bearing of North 49 degrees 32 minutes 53 seconds East, an arc length of 169.01 feet to a point; thence North 56 degrees 23 minutes 01 seconds East along the South right-of-way of County Highway No. 337, a distance of 237.96 feet to a point; thence along a curve to the left in said right-of-way having a radius of 530.00 feet and a chord bearing of North 47 degrees 56 minutes 20 seconds East, an arc length of 156.23 feet to a 1/2 inch rebar set; thence South 28 degrees 27 minutes 23 seconds East a distance of 127.38 feet to a 1/2 inch rebar set; thence South 45 degrees 45 minutes 35 seconds East a distance of 123.26 feet to a 1/2 inch rebar set; thence South 56 degrees 12 minutes 49 seconds East a distance of 99.28 feet to a 1/2 inch rebar set; thence North 68 degrees 40 minutes 17 seconds East a distance of 421.66 feet to a 1/2 inch rebar set; thence South 21 degrees 19 minutes 43 seconds East a distance of 95.35 feet to a 1/2 inch rebar set; thence North 89 degrees 48 minutes 19 seconds East a distance of 48.30 feet to a 1/2 inch rebar set; thence North 10 degrees 56 minutes 11 seconds East a distance of 83.34 feet to a 1/2 inch rebar set; thence South 89 degrees 17 minutes 54 seconds East a distance of 116.78 feet to a 1/2 inch rebar set on the East line of said property; thence South 00 degrees 42 minutes 06 seconds West a distance of 461.18 feet to the point of beginning. The herein described parcel contains 12.1 acres of land.

The grantor, Charles W. Simmons, and the grantee, Betty C. Simmons, were formerly husband and wife, and were divorced pursuant to the Final Judgment of Divorce entered by the Circuit Court of Shelby County, Alabama, on or about April 21, 2008.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24 day of Oct, 2012.


Charles W. Simmons

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles W. Simmons**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2012.

 (SEAL)
Notary Public
My Commission Expires: 10/1/2014


20140327000085110 2/3 \$203.50
Shelby Cnty Judge of Probate, AL
03/27/2014 09:38:57 AM FILED/CERT

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 W. Simmons
Mailing Address 140 Simmons Drive
Chelsea, AL 35043

Grantee's Name Betty C. Simmons
Mailing Address 113 Simmons Drive
Chelsea, AL 35043

Property Address 113 Simmons Dr.
Chelsea AL 35043

Date of Sale _____

Total Purchase Price \$ N/A

or

Actual Value \$ _____

or

Assessor's Market Value \$ 366,100 1/2 = 183,050.

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 Tax Assessment Notice

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 _____

Sign Betty C. Simmons
(Grantor/Grantee/Owner/Agent) circle one

Print Betty C. SIMMONS

☒ Unattested Karen Nelson

(Verified by)



20140327000085110 3/3 \$203.50
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