

Send Tax Notice to: **Charles W. Simmons**  
**140 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, **BETTY C. SIMMONS, an unmarried woman**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **CHARLES W. 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 "B", 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 minutes 12 seconds West, a distance of 17.25 feet to an iron pipe, found at the Northeast corner of the Spring Meadows Subdivision as recorded in Map Book 9, at Page 61; thence North 00 degrees 42 minutes 06 seconds East a distance of 461.18 feet to a ½ inch rebar, set at the point of beginning; thence North 00 degrees 42 minutes 06 seconds East a distance of 877.80 feet to an iron found with a cap, stamped "K.B. Weygand"; thence South 89 degrees 00 minutes 15 seconds West a distance of 712.66 feet to a ½ inch pipe, found on the East right-of-way of County Road No. 337; thence South 00 degrees 21 minutes 26 seconds West along the East right-of-way of County Highway No. 337, a distance of 437.44 feet to a point; thence along a curve to the right in said right-of-way having a radius of 530.00 feet and a chord bearing of South 19 degrees 55 minutes 32 seconds West, an arc length of 362.03 feet to a ½ inch rebar set; thence South 28 degrees 27 minutes 23 seconds East, a distance of 127.38 feet to a ½ inch rebar set; thence South 45 degrees 45 minutes 35 seconds East a distance of 123.26 feet to a ½ inch rebar set; thence South 56 degrees 12 minutes 49 seconds East a distance of 99.28 feet to a ½ inch rebar set; thence North 68 degrees 40 minutes 17 seconds East a distance of 421.66 feet to a ½ inch rebar set; thence South 21 degrees 19 minutes 43 seconds East a distance of 95.35 feet to a ½ inch rebar set; thence North 89 degrees 48 minutes 19 seconds East a distance of 48.30 feet to a ½ inch rebar set; thence North 10 degrees 56 minutes 11 seconds East a distance of 83.34 feet to a ½ inch rebar set; thence South 89 degrees 17 minutes 54 seconds East a distance of 116.78 feet to the point of beginning. The herein described parcel contains 15.7 acres of land.

The grantor, Betty C. Simmons, and the grantee, Charles W. 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.


Shelby County, AL 03/27/2014  
State of Alabama  
Deed Tax: \$84.00

  
20140327000085150 1/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 09:42:01 AM FILED/CERT



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<sup>th</sup> day of October, 2012.


  
Betty C. Simmons

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty C. 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, she executed the same voluntarily on the day the same bears date.

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

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

  
20140327000085150 2/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 09:42:01 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 Betty C. Simmons  
Mailing Address 113 Simmons Drive  
Chelsea, AL 35043

Grantee's Name Charles W. Simmons  
Mailing Address 140 Simmons Drive  
Chelsea, AL 35043

Property Address 140 Simmons Dr.  
Chelsea, AL 35043

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

Total Purchase Price \$ N/A

or

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

or

Assessor's Market Value \$ 168,000 1/2 = 84,000.

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 Melsen

(Verified by)

