

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/10 (\$500.00) Dollars and other good and valuable consideration to the undersigned Joyce Mims and Thomas Edward Mims herein referred to as Grantors, in hand paid by Paul E. Mims and wife Laura Mims and herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY GRANTORS

This conveyance is prepared without the benefit of title search on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

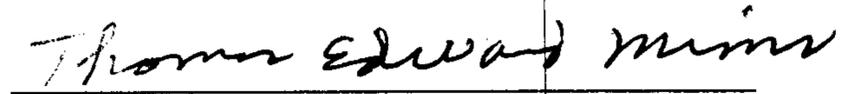
Shelby County, AL 02/23/2016
State of Alabama
Deed Tax: \$15.50


20160223000056080 1/4 \$38.50
Shelby Cnty Judge of Probate, AL
02/23/2016 01:36:59 PM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal
this the 16th day of July, 2015.



Joyce Mims



Thomas Edward Mims

STATE OF ALABAMA)
SHELBY COUNTY)

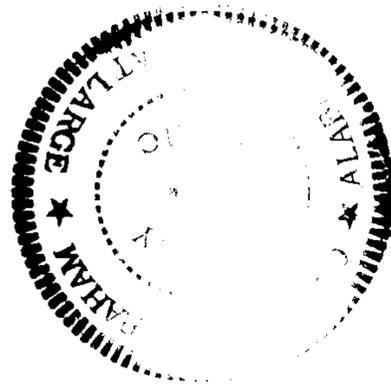
I, the undersigned authority, in and for said County, in said State, hereby certify that Joyce Mims and Thomas Edward Mims whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of July, 2015.



NOTARY PUBLIC
My Commission Expires: 9/29/15

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044



Grantor's Address:
Joyce Mims
Thomas Edward Mims
44475 Hwy 25
Vincent, AL 35178

Grantee's Address:
Paul Mims
Laura Mims

Property Address:

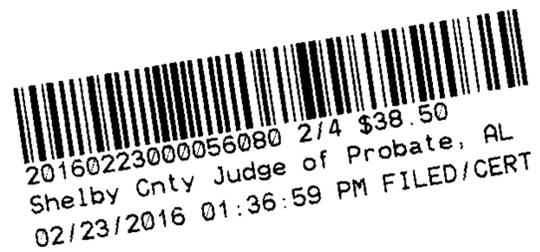


EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 2 East also being the Point of Beginning a 1/2" dia. Capped Rebar; run westerly along the South line of said 1/4 a distance of 432.09 feet to the Northeast right-of-way of Shelby County Highway Number 25 to a 1/2" dia. Capped Rebar; thence right 41 deg. 23min. 53 sec. along the right-of-way of said road a distance of 224.41 feet; thence along a curve to the right having a radius of 4005.49 feet and a delta of 2 deg. 53 min. 36 sec. an arc distance of 202.27 feet to a 1/2" dia. Capped Rebar; thence right 107 deg. 35 min. 53 sec. leaving the right-of-way of said road a distance of 173.62 feet to a 5/8" dia. Bar; thence right 27 deg. 09 min. 44 sec. a distance of 137.25 feet to a 5/8" dia. Rebar; thence right 2 deg. 24 min. 56 sec. a distance of 192.27 feet to a 5/8" dia. Bar; thence right 16 deg. 27 min. 39 sec. a distance of 324.64 feet to a 1" dia. Bar; thence right 68 deg. 18min. 47 sec. a distance of 265.73 feet to a point; thence right 93 deg. 45 min. 42 sec. a distance of 60.18 feet to the Point of Beginning of the property herein described. Said parcel contains 5.20 acres more or less.

AND ALSO:

From the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 2 East also being the POINT OF BEGINNING, a 1/2 inch Capped Rebar, thence run South 89 Degrees, 05 Minutes 51 Seconds East a distance of 59.54 feet to a 1/2 inch Capped Rebar, thence run North 91 Degrees 33 Minutes 33 Seconds East a distance of 63.03 feet to a 1/2 inch Capped Rebar, thence run South 84 Degrees, 17 Minutes 51 Seconds West to a point on the Northeast Right of Way of Highway 25, the turn right and follow along the Northeast Right of Way of Highway 25 to a point that is a distance of 432.09 feet from the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 2 East, thence turn right and run along the 1/4, 1/4 line a distance of 432.09 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 2 East and also the POINT OF BEGINNING.


20160223000056080 3/4 \$38.50
Shelby Cnty Judge of Probate, AL
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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 Thomas Edward Mims
Mailing Address 44475 Hwy 25
VINCENT, AL 35178

Grantee's Name Paul + Laura Mims
Mailing Address 44450 Hwy 25
VINCENT

Property Address 44450 Hwy 25
VINCENT

Date of Sale 7/16/15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 15,280

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 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 _____

Print THOMAS EDWARD MIMS

Unattested

Sign Thomas Edward Mims

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

