

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Brenda Sims
127 Prescott Circle
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

20161003000361330 10/03/2016 01:04:06 PM DEEDS 1/2

Know All Men by These Presents: That in consideration of **Two Hundred Fifty and no/100 Dollars (\$250,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **SUE FRANK, an unmarried woman and GREGORY PAUL FRANK, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **BRENDA SIMS** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5, according to the Survey of Prescott Place, as recorded in Map Book 33, Page 126, in the Probate Office of Shelby County, Alabama.

The Grantors herein are the surviving Grantees of deed recorded in Instrument 20040927000532650. The other Grantee, Paul Frank, having died on or about the 20th day of December, 2010.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 28th day of June, 2016.



SUE FRANK, by her Attorney in Fact,
GREGORY PAUL FRANK



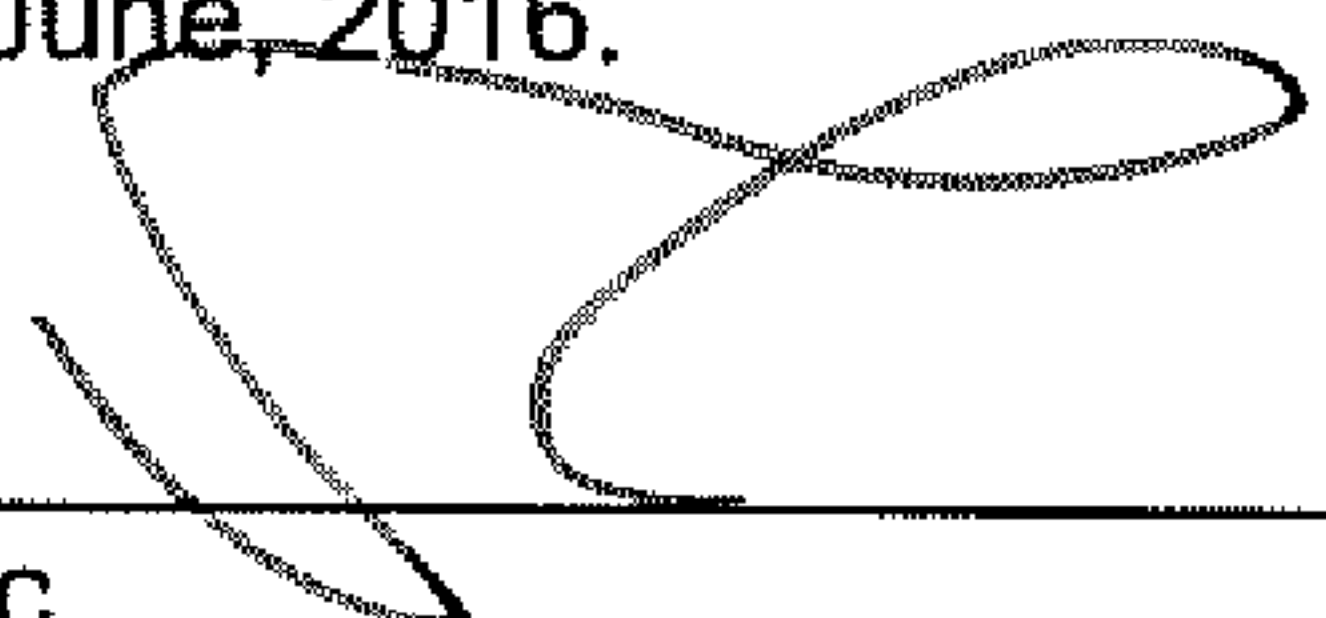
GREGORY PAUL FRANK

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **GREGORY PAUL FRANK**, whose name as Attorney in Fact for **SUE FRANK**, and **GREGORY PAUL FRANK**, individually, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Attorney in Fact and individually, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017



Notary Public
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Sue Frank
Mailing Address Gregory Paul Frank

Grantee's Name Brenda Sims
Mailing Address 127 Prescott Circle
Helena, AL 35080

Property Address 127 Prescott Circle
Helena, AL 35080

Date of Sale 06/28/2016
Total Purchase Price \$ 250,000.00

Or
Actual Value \$

20161003000361330 10/03/2016 01:04:06 PM DEEDS 2/2 Or
Assessor's Market Value \$

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).

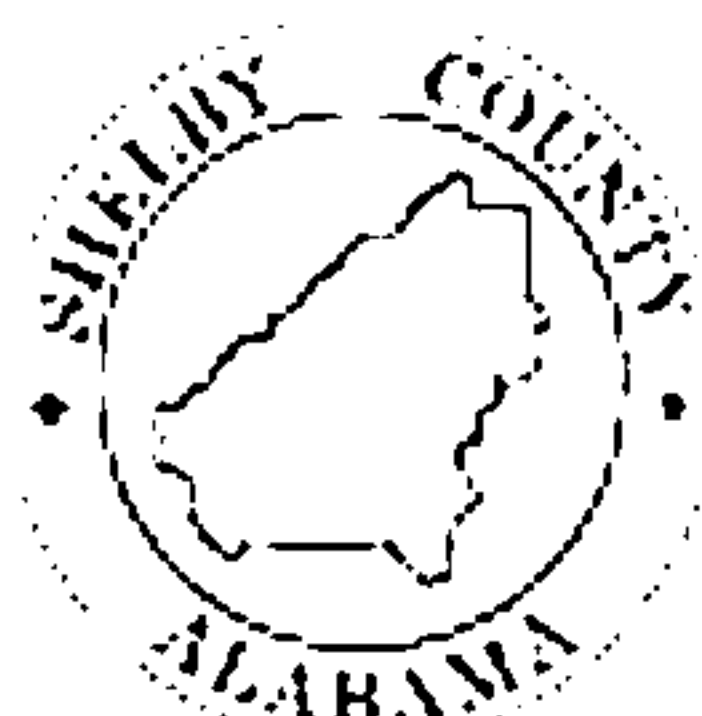
Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2016 01:04:06 PM
\$268.00 CHERRY
20161003000361330

[Signature]