

STATE OF ALABAMA

COUNTY OF SHELBY

Send tax notices to:  
**Carol J. Sims**  
**1041 Emerald Ridge Drive**  
**Calera, AL 35040**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, to the undersigned, **CAROL J. SIMS**, a widowed woman, hereinafter referred to as Grantor, I, the said Grantor, do grant, bargain, sell and convey unto **CAROL J. SIMS, her daughter, MELISSA ANN HALL, and her son, JAMES MARTIN**, hereinafter referred to as Grantees, their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama. to-wit:

Lot 10, according to the Survey of Emerald Ridge, Sector 1, as recorded in Map Book 35, Page 133, in the Office of the Judge of Probate of Shelby County.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2007 and subsequent years not yet due and payable.


SOURCE: Deed filed on 5/18/2007 at 12:10:53 PM, ID No.: 20070518000232060

Preparer of this instrument acts as scrivener and did not do title search.

TO HAVE AND TO HOLD, the afore granted premises to the said GRANTEES, their heirs and assigns FOREVER.

And I, the said Grantor, do hereby covenant with the said Grantees that I am seized in fee simple of said premises, and have a good right to sell and convey the same as aforesaid; that said premises are free and clear from all encumbrances and that I will and my heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **CAROL J. SIMS** has hereunto set her hand and seal on this document this the 5th day of January, ~~2017~~ 2018

  
**CAROL J. SIMS**  
**GRANTOR**


STATE OF ALABAMA  
COUNTY OF Shelby

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **CAROL J. SIMS**, as Grantor, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 5th day of January, 2017-2018

  
**NOTARY PUBLIC**

MY COMMISSION EXPIRES MAY 12, 2019

  
20180105000005320 2/3 \$127.00  
Shelby Cnty Judge of Probate, AL  
01/05/2018 12:22:02 PM FILED/CERT

This instrument was prepared by  
LaWanda D. Ross  
The Anderson Law Firm, L.L.C.  
7515 Halcyon Pointe Drive  
Montgomery, AL 36117

The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

# Real Estate Sales Validation Form

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

Grantor's Name Carol J. Sims  
Mailing Address 1041 Emerald Ridge Dr.  
Calera, AL 35040

Grantee's Name Melissa Ann Hall  
Mailing Address 236 Industrial PK Lot 1  
Columbia, AL 35051  
James Martin Sims  
243 Gordy Mill Pond Rd  
Cusseta, GA 31805

Property Address 1041 Emerald Ridge Dr  
Calera, AL 35040

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

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 158,600 <sup>2/3</sup> 105,932.00



20180105000005320 3/3 \$127.00  
Shelby Cnty Judge of Probate, AL  
01/05/2018 12:22:02 PM FILED/CERT

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 \_\_\_\_\_

☒ Unattested

Karen Muelken  
(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1