

CF AL- 62880  
STATE OF ALABAMA )  
COUNTY OF SHELBY )

20180306000073300  
03/06/2018 03:28:59 PM  
QCDEED 1/5

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT RHONDA SIMMONS, a married woman, joined by her spouse, ROGER SIMMONS (together herein, "Grantors"), whose address is 363 Hwy. 478, Leeds, AL 35094, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to RHONDA SIMMONS and ROGER SIMMONS, wife and husband (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 363 Hwy. 478, Leeds, AL 35094, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 363 Hwy. 478, Leeds, AL 35094  
SOURCE OF TITLE: Instrument Number 20170516000168890  
PROPERTY ID: 04-3-05-0-000-003.010  
REAL PROPERTY TAX: \$ 303.08 due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23 day of February, 2018.

GRANTOR:

*Rhonda Simmons* (SEAL)  
RHONDA SIMMONS

STATE OF Alabama  
COUNTY OF Shelby

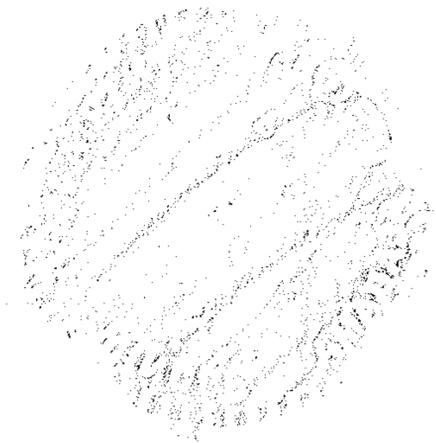
I, *Cynthia Kaye Swindle* the undersigned Notary Public in and for said State and County, hereby certify that RHONDA SIMMONS, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2018.

[Affix Notary Seal]

*Cynthia Kaye Swindle*  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 9/19/2021

CYNTHIA KAYE SWINDLE  
NOTARY PUBLIC  
STATE OF ALABAMA



GRANTOR:

Roger Simmons (SEAL)  
ROGER SIMMONS

STATE OF Alabama  
COUNTY OF Shelby

I, Cynthia Kaye Swindle the undersigned Notary Public in and for said State and County, hereby certify that ROGER SIMMONS, a married man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 20 18.

[Affix Notary Seal]

Cynthia Kaye Swindle  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 9/19/2021

This instrument was prepared by:

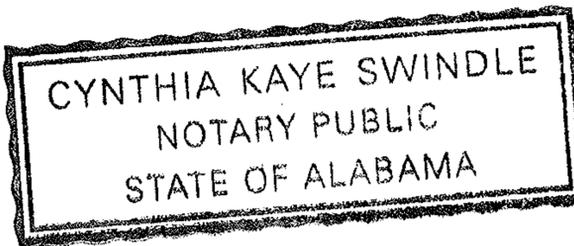
STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

When recorded, please mail to:

RHONDA SIMMONS  
ROGER SIMMONS  
363 HWY. 478  
LEEDS, AL 35094

The Grantee's address is:

RHONDA SIMMONS  
ROGER SIMMONS  
363 HWY. 478  
LEEDS, AL 35094



**EXHIBIT A**

[Legal Description]

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 725.57 FEET TO A POINT IN THE CENTER LINE OF A CREEK; THENCE DEFLECT 89 DEG. 46 MIN. 30 SEC. TO THE LEFT AND RUN IN A WESTERLY DIRECTION AND ALONG THE CENTER LINE OF SAID CREEK A DISTANCE OF 185.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT 1; THENCE DEFLECT 116 DEG. 55 MIN. 20 SEC. TO THE LEFT AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 23.69 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 94 DEG. 01 MIN. 20 SEC. AND RUN TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 245.29 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 87 DEG. 55 MIN. 20 SEC. AND RUN TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 283.68 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 95 DEG. 03 MIN. 20 SEC. AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 256.22 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 83 DEG. 00 MIN. 00 SEC. AND RUN TO THE RIGHT IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK A DISTANCE OF 273.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT 1; CONTAINING 1.7 ACRES.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

Real Estate Sales Validation Form

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

Grantor's Name Rhonda Simmons
Mailing Address 363 Hwy. 478
Leeds, AL 35094

Grantee's Name Rhonda Simmons & Roger Simmons
Mailing Address 363 Hwy. 478
Leeds, AL 35094

Property Address 363 Hwy. 478
Leeds, AL 35094

Date of Sale 2/23/18
Total Purchase Price \$
or
Actual Value \$

20180306000073300 03/06/2018 03:28:59 PM QCDEED 5/5 or
Assessor's Market Value \$ 78,050.00

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 ASSESSOR'S PAGE

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 2/23/18
Unattested
Print Rhonda Simmons Roger Simmons
Sign Rhonda Simmons Roger Simmons 2-23-18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 03:28:59 PM
\$105.50 CHERRY
20180306000073300

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1