

Prepared By:

Thomas Gregory Mims
174 Brook Trace Drive
Birmingham, Alabama 35244

After Recording Return To:

Thomas Gregory Mims
174 Brook Trace Drive
Birmingham, Alabama 35244



20180831000314200 1/5 \$47.00
Shelby Cnty Judge of Probate, AL
08/31/2018 10:25:48 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 31, 2018 THE GRANTOR(S),

- Russell Eric Mims, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Thomas Gregory Mims and Dana Dobbs Mims, a married couple, residing at 174 Brook Trace Drive, Birmingham, Jefferson County, Alabama 35244
- the following described real estate, situated in Shelby, in the County of Shelby, State of Alabama:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer of property among family members for nominal considerations.

Tax Parcel Number: 33 1 02 0 001 014.001

Shelby County, AL 08/31/2018
State of Alabama
Deed Tax: \$20.00

Mail Tax Statements To:
Thomas Gregory Mims
174 Brook Trace Drive
Birmingham, Alabama 35244

[SIGNATURE PAGE FOLLOWS]



20180831000314200 2/5 \$47.00
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Grantor Signatures:

DATED: 08/21/2018

Russell E Mims

Russell Eric Mims
220 Quail Ridge Road
Helena, Alabama, 35080

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

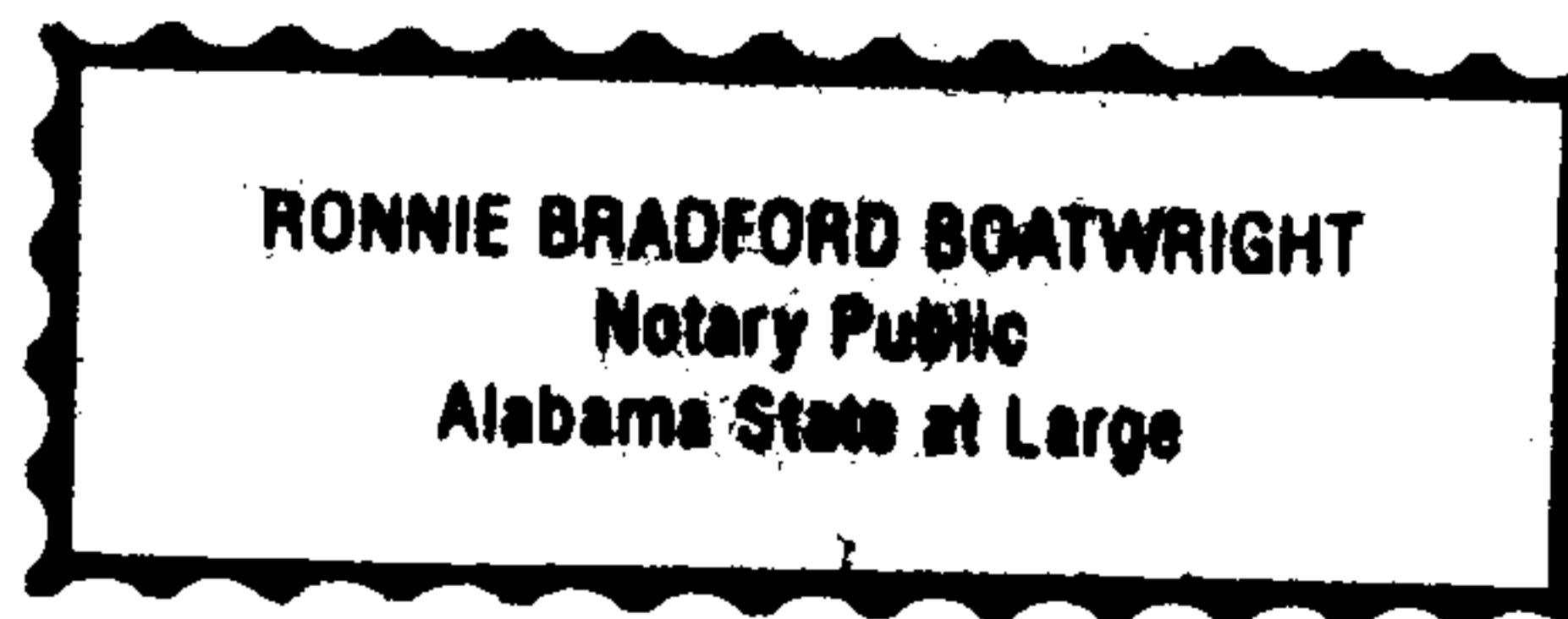
On this 21st day of August, 2018, before me,
Ronnie Boatwright, personally appeared Russell Eric Mims, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Ronnie Boatwright
Notary Public

Title (and Rank)

My commission expires 1-4-2020



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EXHIBIT "A"

20080602000221560 2/2 \$210.00
Shelby Cnty Judge of Probate, AL
06/02/2008 01:28:41PM FILED/CERT

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A PART OF LOT 9 OF THE MURPHY'S FISHING CAMP SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 2 AND GO SOUTH 07 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION FOR 4200.00 FEET; THENCE NORTH 54 DEGREES 37 MINUTES 17 SECOND WEST FOR 503.82 FEET TO AN EXISTING IRON PIN ON THE BANK OF LAY LAKE AND THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 57 MINUTES 32 SECONDS WEST FOR 203.80 FEET TO THE SOUTH BOUNDARY OF L & M TRACE ROAD; THENCE SOUTH 77 DEGREES 13 MINUTES 29 SECONDS WEST ALONG SAID SOUTH BOUNDARY FOR 100.30 FEET TO THE CENTERLINE OF SHRADERS MILL ROAD; THENCE SOUTH 13 DEGREES 08 MINUTES 07 SECONDS EAST ALONG SAID CENTERLINE FOR 143.04 FEET; THENCE SOUTH 60 DEGREES 55 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE FOR 116.78 FEET; THENCE NORTH 55 DEGREES 55 MINUTES 39 SECONDS EAST FOR 123.31 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

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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 Russell Eric Mims Grantee's Name Thomas Gregory Mims
Mailing Address 220 Quail Ridge Rd. Mailing Address Dana Dobbs Mims
Helena, AL 174 Brook Trace Dr.
35080 Hoover, AL 35244

Property Address 78 LEM Trace Date of Sale 8/31/18
Shelby, AL
35143

Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 19,760

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 2018 Tax Bill
☐ 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 8/31/18 Print Thomas Gregory Mims
Sign Thomas Gregory Mims
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1