

This Instrument was Prepared by:

Send Tax Notice To: Kim L. Ely

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

3170 Hwy 71  
Shelby AL 35143

File No.: S-18-24521

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$59,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rickey Paul Mims and Karen Lee Mims, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kim L. Ely**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

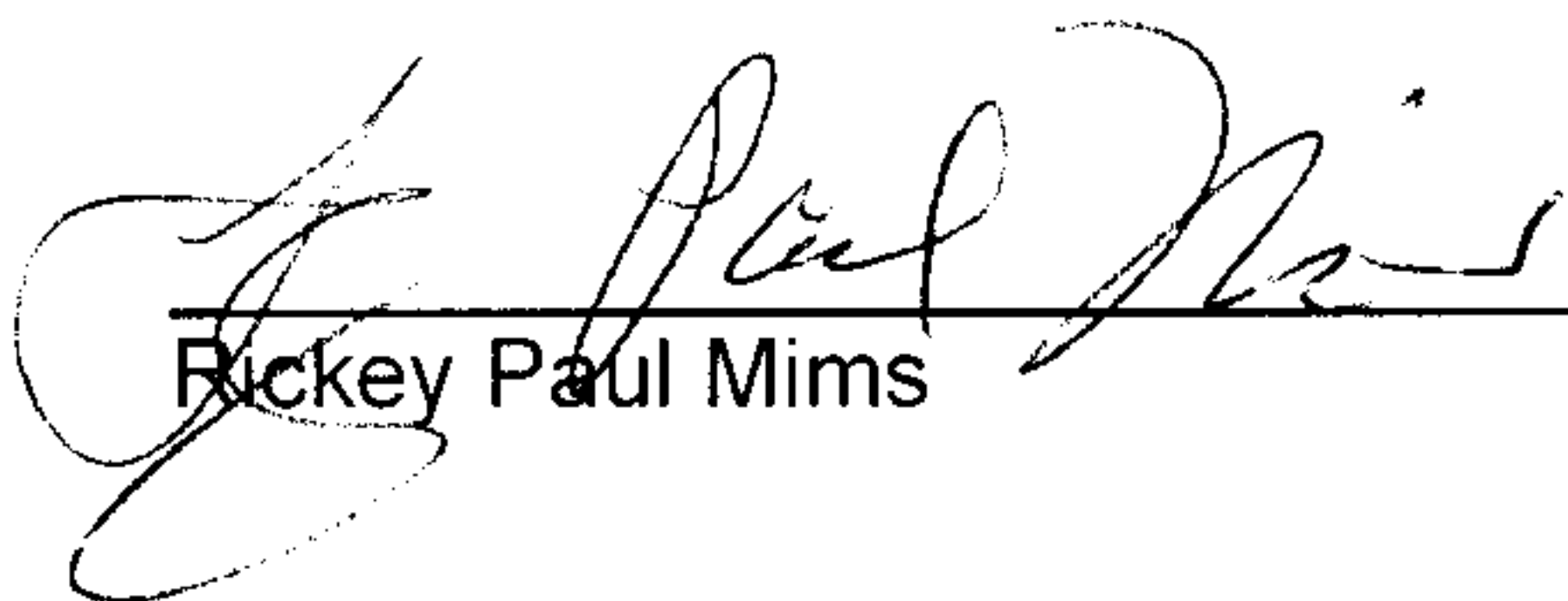
**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$58,814.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of October, 2018.

  
Rickey Paul Mims

  
Karen Lee Mims

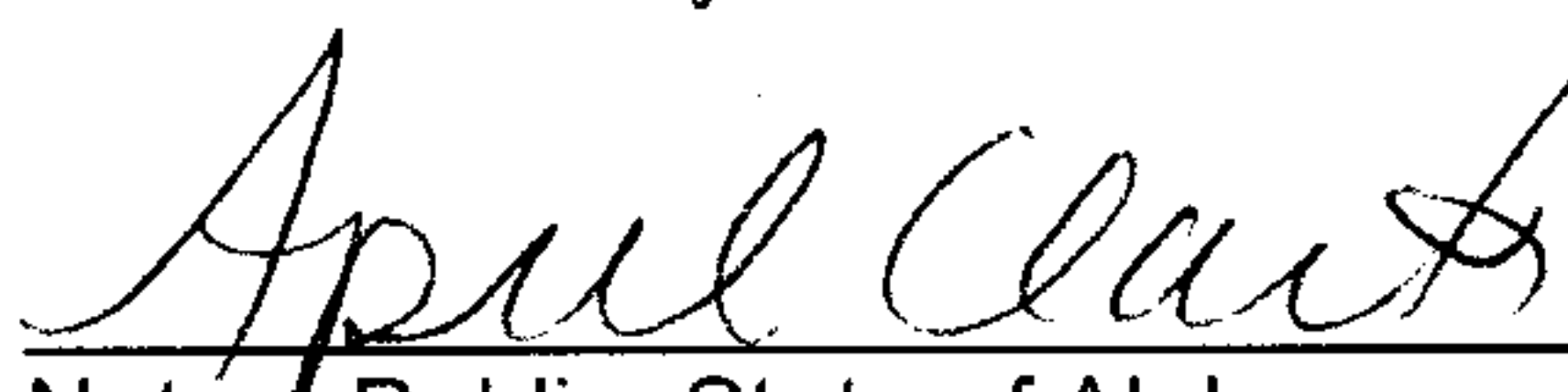
  
20181025000377590 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
10/25/2018 10:39:40 AM FILED/CERT

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Rickey Paul Mims and Karen Lee Mims, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2018.

  
Notary Public, State of Alabama  
April Clark  
My Commission Expires: September 22, 2020



Shelby County, AL 10/25/2018  
State of Alabama  
Deed Tax: \$1.50

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, including Lots 36, 37, 38 of Coosa River Estates, as recorded in Map Book 4, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama. Commence at thence SE corner of Lot 39 of above said Coosa River Estates; thence North 00 degrees 25 minutes 27 seconds West, a distance of 167.73 feet to the point of beginning; thence North 00 degrees 28 minutes 39 seconds East, a distance of 148.97 feet; thence North 65 degrees 37 minutes 05 seconds West, a distance of 177.04; thence North 66 degrees 29 minutes 39 seconds West, a distance of 79.44 feet; thence North 40 degrees 23 minutes 37 seconds West, a distance of 92.89 feet; thence North 80 degrees 05 minutes 18 seconds West, a distance of 14.90 feet; thence South 55 degrees 51 minutes 51 seconds West, a distance of 46.37 feet; thence South 48 degrees 10 minutes 46 seconds West, a distance of 44.84 feet; thence South 48 degrees 12 minutes 09 seconds West, a distance of 232.43 feet; thence South 79 degrees 28 minutes 54 seconds East, a distance of 90.59 feet; thence South 55 degrees 08 minutes 48 seconds East a distance of 269.62 feet; thence South 64 degrees 59 minutes 32 seconds East, a distance of 69.24 feet; thence North 19 degrees 17 minutes 24 seconds East, a distance of 110.60 feet; thence South 81 degrees 39 minutes 33 seconds East, a distance of 144.45 feet to the point of beginning.



20181025000377590 2/3 \$22.50  
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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 Rickey Paul Mims  
Karen Lee Mims

Mailing Address 300 Wynlake Dr  
Alabaster, AL 35007

Property Address 3170 Hwy 71  
Shelby, AL 35143

Grantee's Name Kim L. Ely  
3170 Hwy 71

Mailing Address Shelby AL 35143

Date of Sale October 19, 2018  
Total Purchase Price \$59,900.00

or  
Actual Value

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 October 16, 2018

Print Rickey Paul Mims

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20181025000377590 3/3 \$22.50  
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Form RT-1