

WARRANTY DEED

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

Send tax notice to:
Russell E. Mims
98 L and M Trace
Shelby, AL 35143

20190109000008990
01/09/2019 08:57:32 AM
DEEDS 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **THOMAS GREGORY MIMS** and **DANA DOBBS MIMS, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **RUSSELL E. MIMS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

\$120,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that he/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, his/her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 4th day of January, 2019.


THOMAS GREGORY MIMS


DANA DOBBS MIMS

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **THOMAS GREGORY MIMS** and **DANA DOBBS MIMS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2019.



CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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A parcel of land situated in the SE ¼ 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, Alabama 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 seconds 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.

PARCEL NO.: 33-1-02-0-001-014.001

Real Estate Sales Validation Form

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

Grantor's Name THOMAS GREGORY MIMS
Mailing Address DANA DOBBS MIMS
174 Brook Trace Drive
Hoover, AL 35244

Grantee's Name RUSSELL E. MIMS
Mailing Address 98 L and M Trace
Shelby, AL 35143

Property Address 98 L and M Trace
Shelby, AL 35143

Date of Sale January 4, 2019
Total Purchase Price \$ 150,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

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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).

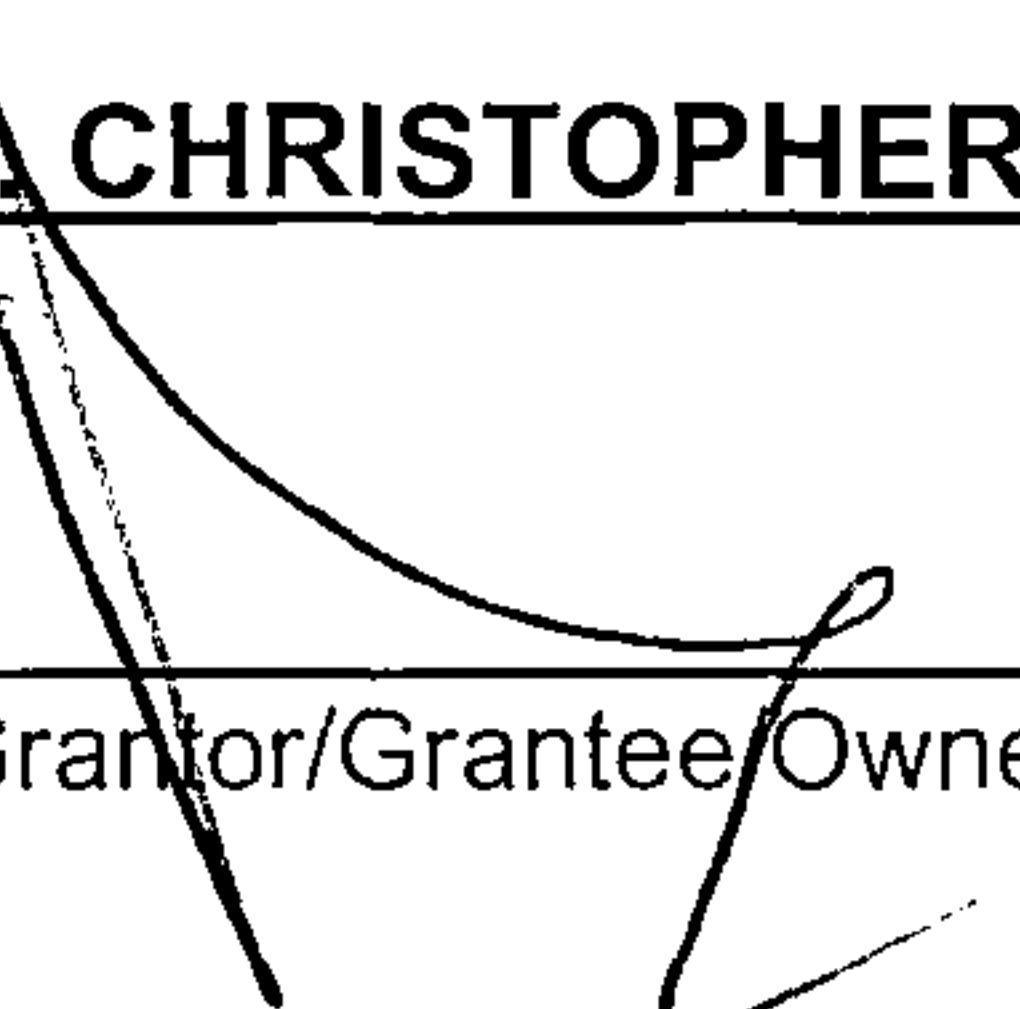
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

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 of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2019 08:57:32 AM
\$51.00 CHERRY
20190109000008990

Allie S. Brey