

This Instrument was Prepared by:

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P.O. Box 43281  
Birmingham, AL 35243

File No.: 190135

Send Tax Notice To: Terry L. Sims  
Aimee L. Sims

20190415000121950  
04/15/2019 01:48:27 PM  
DEEDS 1/3

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, 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, **Cindy Brasfield, UnMarried** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Terry L. Sims and Aimee L. Sims, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **Lot A Russet Bend 2nd Sector, Hoover, AL**; to wit;

Lot A according to the Survey of the Amended Map of Russet Bend, Second Sector, as recorded in Map Book 13, Page 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**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.**

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.

20190415000121950 04/15/2019 01:48:27 PM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of  
April, 2019.

Cindy Brasfield  
Cindy Brasfield

State of Alabama

County of Jefferson

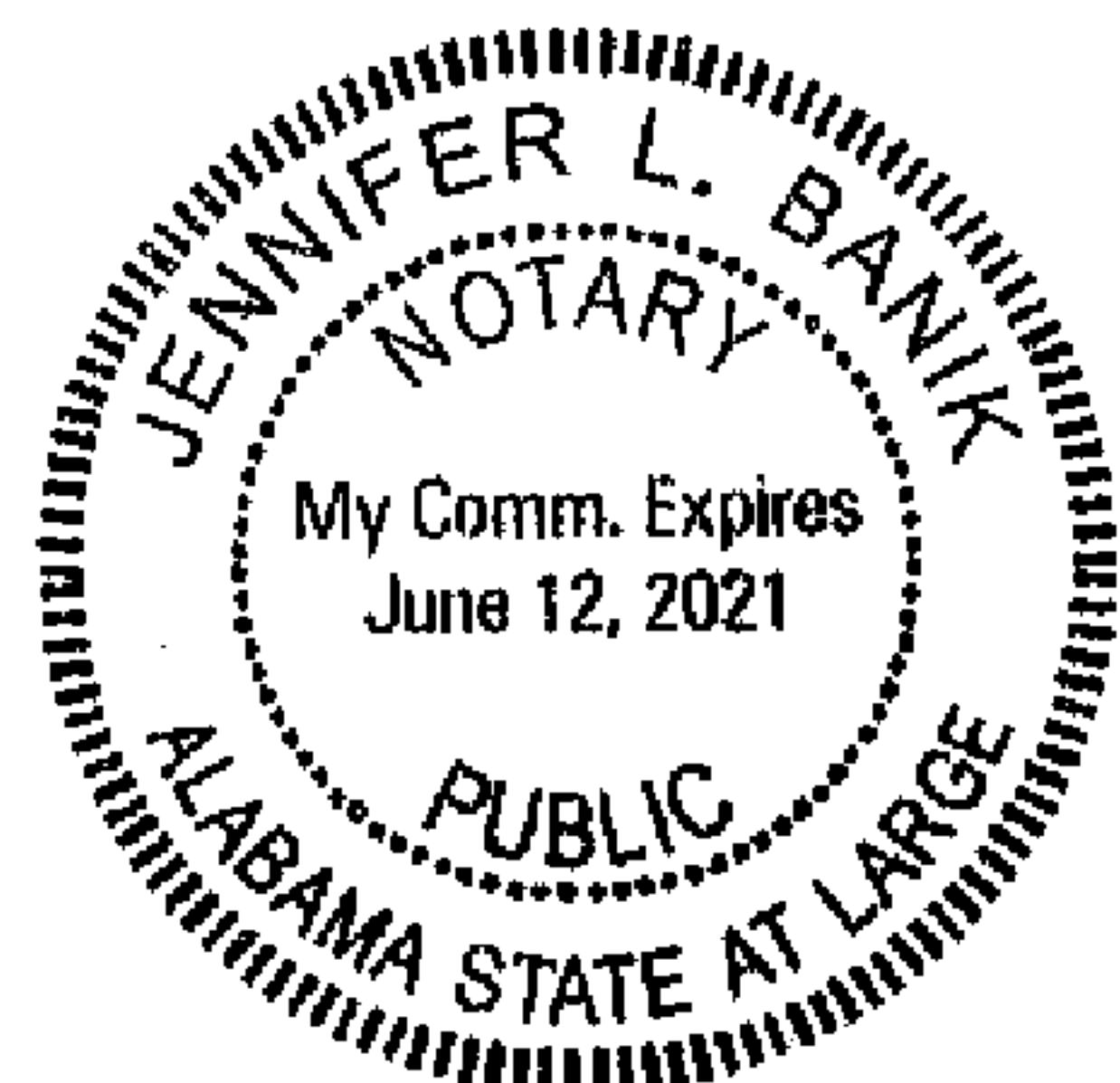
I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Cindy Brasfield, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal this the 10 day of April, 2019.

Notary Public, State of Alabama

Jennifer Banik

My Commission Expires: \_\_\_\_\_



## Real Estate Sales Validation Form

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

Grantor's Name Cindy Brasfield

Mailing Address Lot A Russet Bend 2nd Sector  
Hoover,Property Address Lot A Russet Bend 2nd Sector  
Hoover, AL

Grantee's Name Terry L. Sims

Aimee L. Sims

Mailing Address Lot A Russet Bend 2nd Sector  
Hoover, AL

Date of Sale April 12, 2019

Total Purchase Price \$45,000.00

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)

 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 April 15, 2019

Print Cindy Brasfield

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/15/2019 01:48:27 PM  
\$66.00 CHARITY  
20190415000121950

*Allie S. Boyd*