

This Instrument was Prepared by:

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

Heath S. Holden, Attorney at Law, LLC  
P.O. Box 43281  
Birmingham, AL 35243

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

File No.: 190135

## **WARRANTY DEED**

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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.

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

J. 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.

Jennifer Banik  
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  | Grantee's Name          | Terry L. Sims<br>Aimee L. Sims                           |
| Mailing Address  | <u>Lot A Russet Bend 2nd Sector</u><br><u>Hoover,</u>    | Mailing Address         | <u>Lot A Russet Bend 2nd Sector</u><br><u>Hoover, AL</u> |
| Property Address | <u>Lot A Russet Bend 2nd Sector</u><br><u>Hoover, AL</u> | Date of Sale            | <u>April 12, 2019</u>                                    |
|                  |  | Total Purchase Price    | <u>\$45,000.00</u>                                       |
|                  |  | or                      |  |
|                  |  | Actual Value            | <u></u>  |
|                  |  | or                      |  |
|                  |  | Assessor's Market Value | <u></u>  |

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 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.

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### 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 April 15, 2019

Print Cindy Brasfield

Unattested

Sign

(verified by)

(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

*Aimee S. Bayl*

Form RT-1