

Send Tax Notice to:
Robert Russell Dees
15353 County Road 16
Birmingham, AL 35215

STATE OF ALABAMA }
COUNTY OF SHELBY }

QUITCLAIM DEED

This indenture is made this 17 day of September, 2019, by and between **Wesley A. Sims**, a married man, he nor his spouse having never claimed homestead of this property, (hereinafter "Grantor") and **Robert Russell Dees** (hereinafter "Grantee") KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Five Thousand Dollars (\$5000) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does quitclaim unto Grantee all of his/her right, title and interest in and to the following described lands in SHELBY County, Alabama:

Parcel #: 583004183002054000

Legally Described as: SUB SAFFORDS-SHELBY L28 B116 MB03 MP047 DIM 100x120 S18 T22S R01E

Commonly known as: 220 and 228 Evergreen Rd, Shelby, AL 35143

IN WITNESS WHEREOF, Grantor has affixed his/her hand and seal on the date first written.



Grantor

Wesley A. Sims
500 Karey Dr
Birmingham, AL 35215

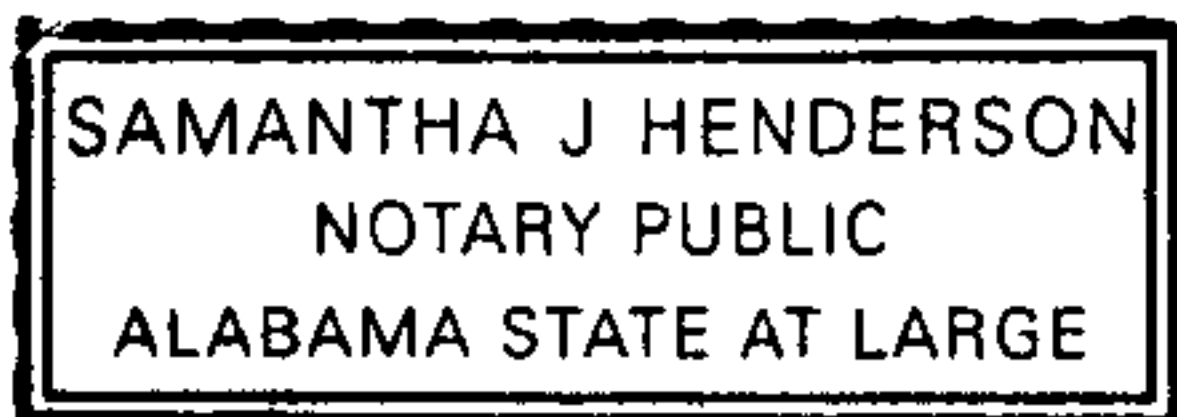

20190919000343840 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
09/19/2019 09:19:47 AM FILED/CERT

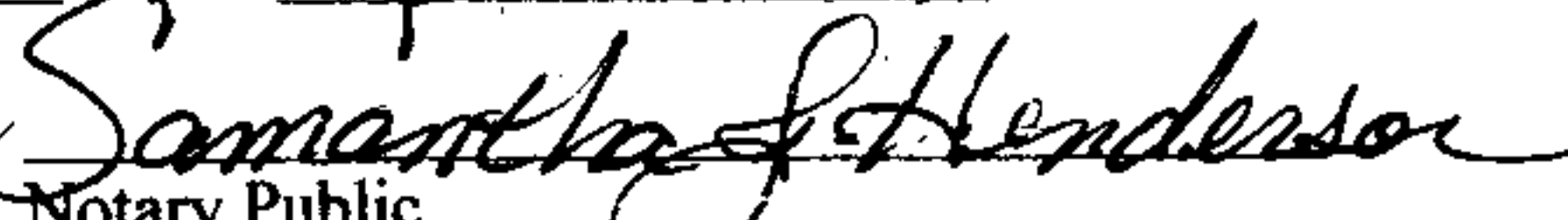
Shelby County, AL 09/19/2019
State of Alabama
Deed Tax: \$1.50

Official Witness
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY A. SIMS whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of September, 2019.




Notary Public
My Commission Expires: 6-17-2023

Real Estate Sales Validation Form

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

Grantor's Name Wesley A. Sims
Mailing Address 500 Karey Dr
Birmingham, AL 35215

Grantee's Name Robert Russell Dees
Mailing Address 15353 County Road 16
Maplesville, 36750

Property Address 220 Evergreen
Shelby, AL 35173

Date of Sale 9/17/19

Total Purchase Price \$5000

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 9-19-19

Print Wesley Sims

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

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