


Send Tax Notice to:  
Antonio Umana  
959 10th St.  
Calera, AL 35040

This Instrument prepared without  
title search or survey by:  
GREGORY S. STANLEY, Esq.  
201 20<sup>th</sup> ST S.  
IRONDALE, AL 35210

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**QUIT CLAIM DEED  
FOR TAX LIEN**

  
20191114000421980 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/14/2019 08:51:39 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS THAT:**

In Consideration of Four Thousand dollars (\$4000.00) and other valuable Consideration, the receipt and sufficiency hereby acknowledged, according to the sales contract, the undersigned WESLEY SIMS a married man, neither he nor his spouse ever having claimed homestead of this property, hereinafter referred to as "Grantor," does hereby remise, releases, grants, and quit claims without warranty to MELVIN ANTONIO UMANA and MARITZA EUCEDA VASQUEZ, jointly with right of survivorship all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel #:                   582805164001013000  
Metes and bounds:   SUB DUNSTANS L6 B158 MB00 MP001 DIM 222x100 S16 T22S  
                                  R02W

In WITNESS WHEREOF, Grantor sets signature and seal on this 8th day of November 2019.

  
\_\_\_\_\_  
WESLEY SIMS

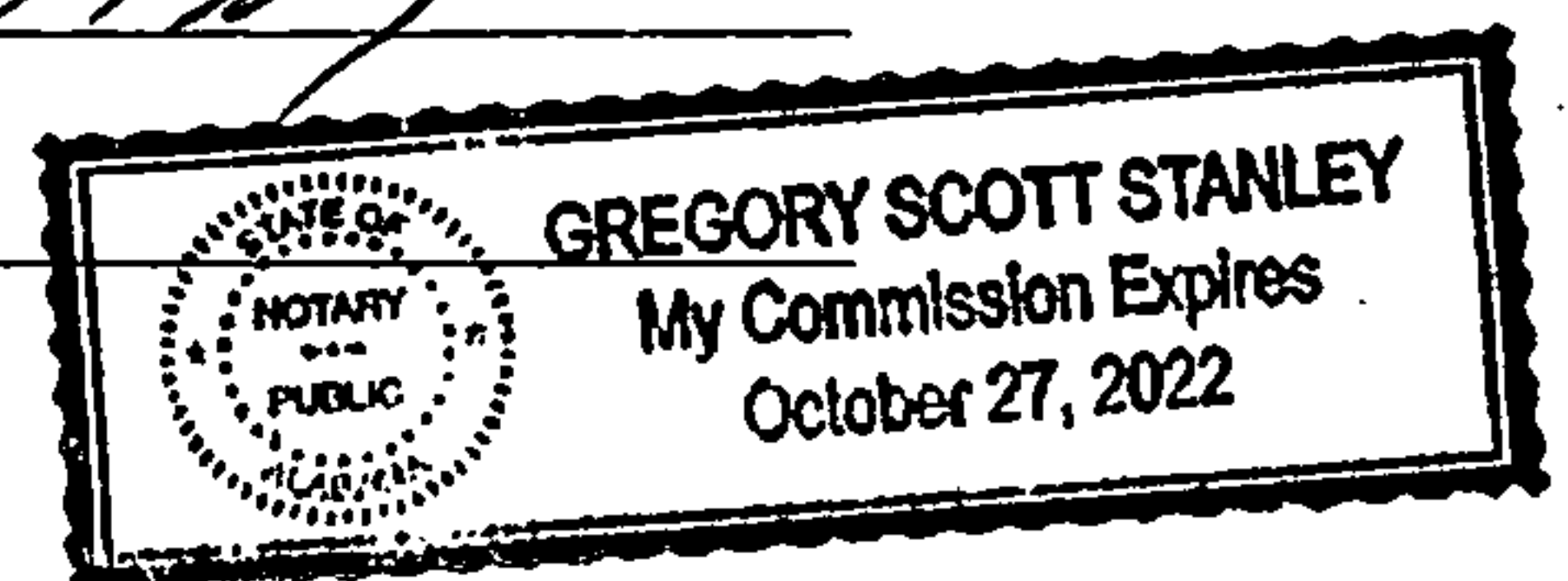
Shelby County, AL 11/14/2019  
State of Alabama  
Deed Tax: \$4.00

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, GREGORY S. STANLEY, a NOTARY PUBLIC in and for said State and County, do hereby certify that WESLEY SIMS whose name is signed on the forgoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, did executed the same voluntarily on this day.

Given under my hand and official seal on this 8th day of November 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC,  
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 WESLEY SIMS  
Mailing Address 500 KAREY DR.  
CENTER POINT, AL 35215

Grantee's Name MELVIN ANTONIA UMANA  
Mailing Address 959 11TH ST.  
CALERA, AL 35040

Property Address 331 11TH ST.  
CALERA, AL 35040

Date of Sale 11-8-19  
Total Purchase Price \$ 4000

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 11/13/19

Unattested

Print MELVIN ANTONIO UMANA

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20191114000421980 2/2 \$29.00  
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