

This instrument was prepared by:  
Bobby J. Hornsby, Attorney at Law  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
L. Diane Wade  
1734 Trinity Road, Belington  
Belington, WV 26250

**WARRANTY DEED**  
**No Title Examination**

**STATE OF ALABAMA\* KNOW ALL MEN BY THESE PRESENTS,**  
**SHELBY COUNTY\***

That in consideration of Ten Dollars and 00/100----(\$10.00), and other good and valuable consideration, we the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **David W. Sims, a married man, L. Diane Wade, a married woman and C. Jamise Perdue, an unmarried woman**, herein referred to as grantor, whether one or more, do grant, bargain, sell and convey unto **David W. Sims, a married man, L. Diane Wade, a married woman and C. Jamise Perdue, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being a portion of the Northeast 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 5, run thence in a southerly direction along the Quarter line for a distance of 1443.74 feet to a point on the Northerly right-of-way line of Shelby County Road No.22; thence deflect an angle to the left of  $105^{\circ}36'18''$  and run in a northeasterly direction for a distance of 288.13 feet along said northerly right-of-way line to the south-southeasterly most corner of Daventry Sector I, as recorded in Map Book 26, Page 98 in the Office of the Judge of Probate of Shelby County, Alabama; thence continue along the last stated course, being the northerly right-of-way line of said County Road for a distance of 150.76 feet, to the Point of Beginning of the parcel herein described; thence leaving said right-of-way and deflect an angle to the left of  $74^{\circ}23'42''$  and run in a northerly direction for a distance of 300.10 feet, to a point of the southerly boundary of Daventry Sector II, as recorded in Map Book 27, Page 75 in the Office of the Judge of Probate of Shelby County, Alabama; thence deflect an angle to the right of  $74^{\circ}25'21''$  to the right and run in a northeasterly direction along said southerly boundary for a distance of 371.60 feet; thence deflect an angle to the right of  $105^{\circ}34'39''$  and run in a southerly direction for a distance of 299.92 feet, to a point on the aforesaid northerly right-of-way line of Shelby County Road No.22; thence deflect an angle to the right of  $74^{\circ}23'42''$  and run in a southwesterly direction along said right-of-way line for a distance of 371.65 feet, to the Point of Beginning. Said Parcel containing 107,390 square feet, more or less.

Property Address: 2.47 Acres on Hwy 22, Calera, AL 35040  
Tax Value: \$145,250  
Parcel ID: 28 3 05 1 001 008.006  
Grantors Address: 1734 Trinity Road, Belington, WV 26250  
Grantees Address: 1734 Trinity Road, Belington, WV 26250

Subject to easements and restrictions of record, if any and subject to current taxes, a lien but not yet payable.

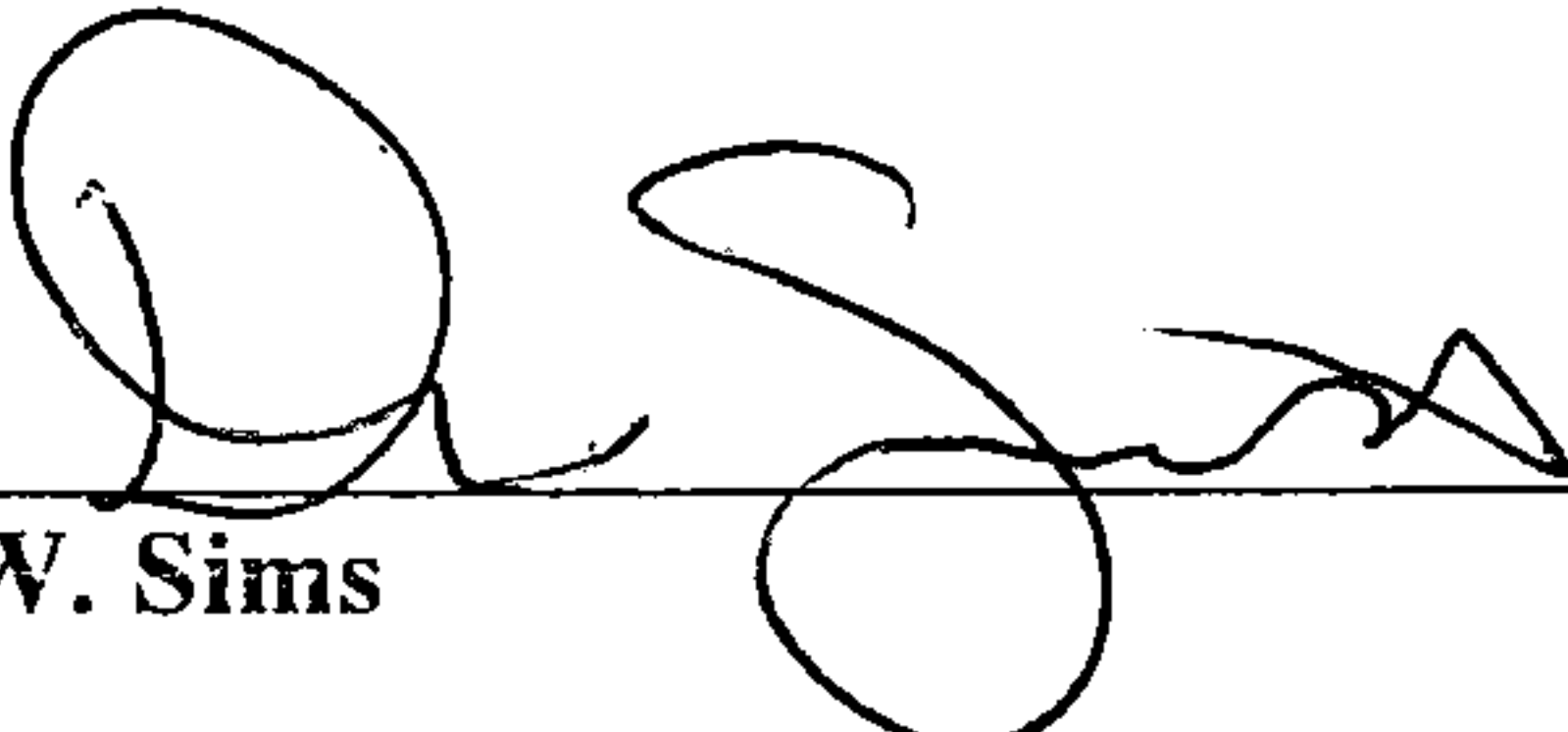
**THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTEE AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.**

**THE PURPOSE OF THIS CONVEYANCE IS TO REMOVE THE JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LANGUAGE**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have 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 or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 30<sup>th</sup> day of Jan, 2020.

  
\_\_\_\_\_  
David W. Sims

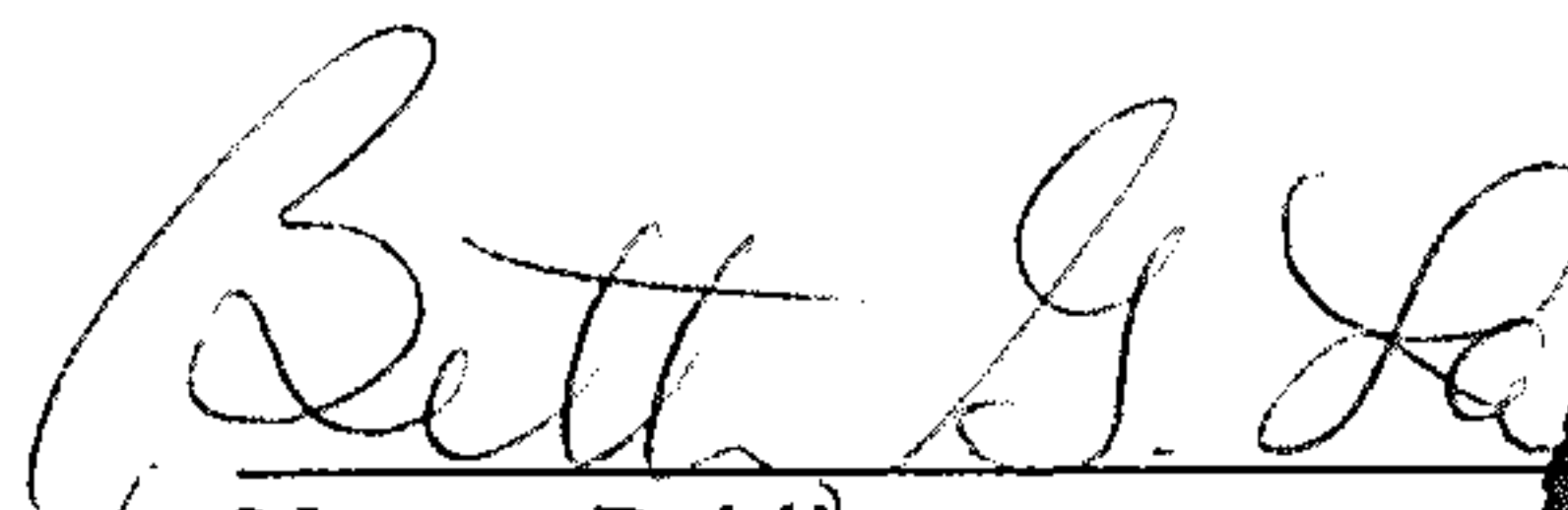
STATE OF GEORGIA\*  
COB COUNTY\*

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David W. Sims, a married man,** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of January 2020.

My Commission Expires: 5-26-22

  
\_\_\_\_\_  
Notary Public



L. Diane Wade  
L. Diane Wade

STATE OF WEST VIRGINIA\*

General Acknowledgment

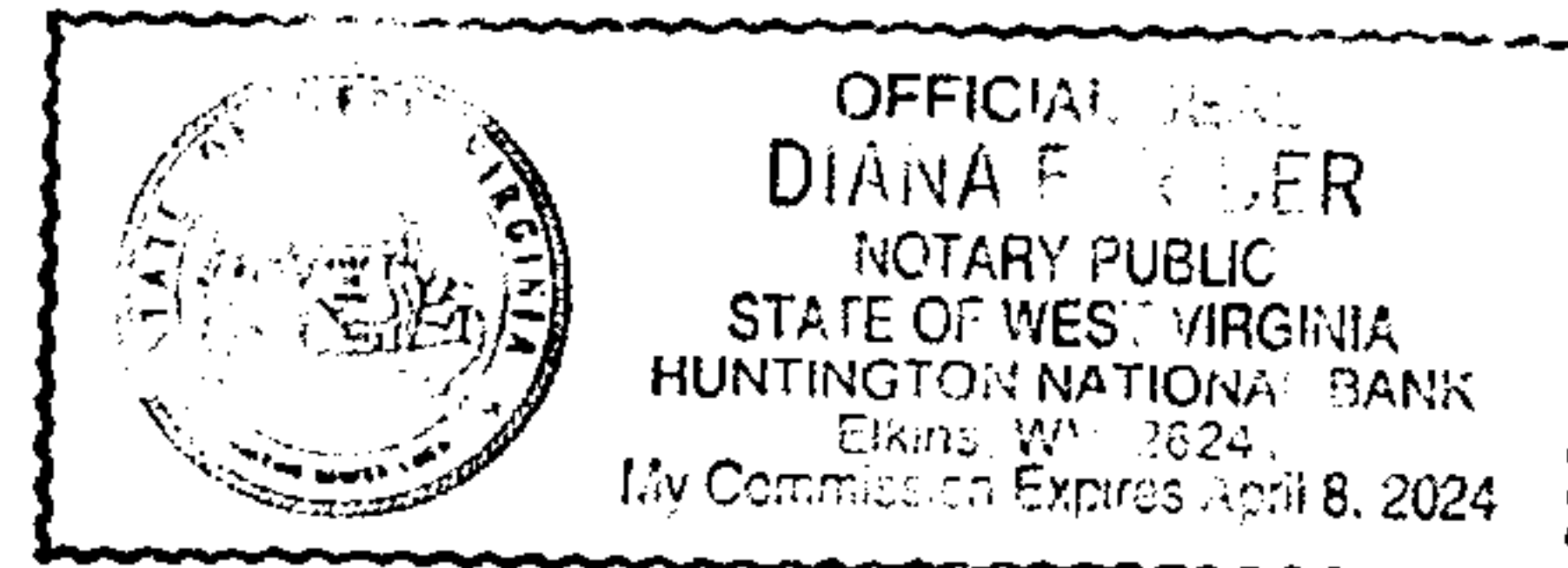
Ranaldolph COUNTY\*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **L. Diane Wade, a married woman,** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3 day of February, 2020.

My Commission Expires: 4-8-2024

Diana F. Fisher  
Notary Public





*C. Jamise Perdue*  
C. Jamise Perdue

STATE OF ALABAMA\*  
JEFFERSON COUNTY\*

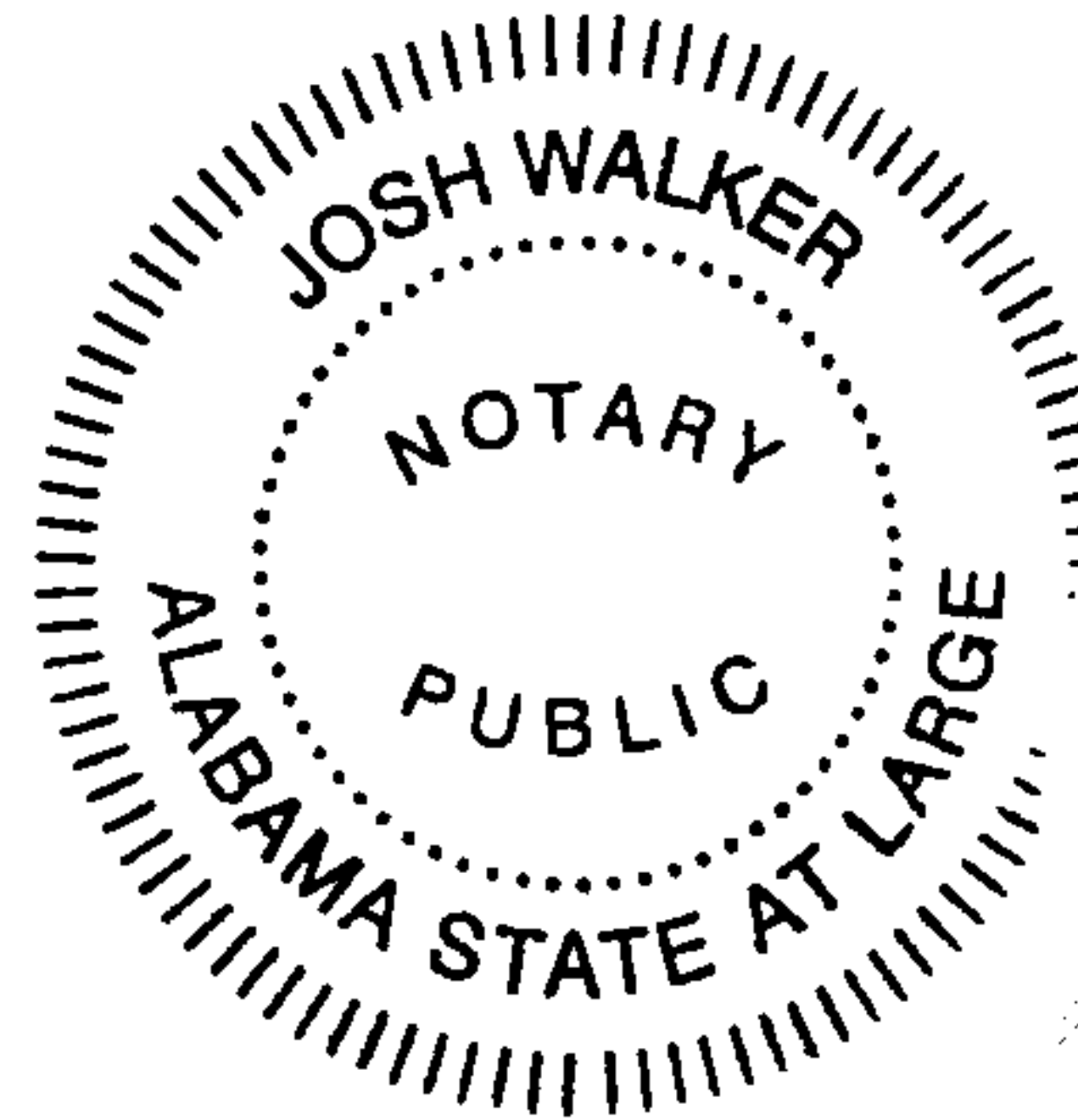
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **C. Jamise Perdue, an unmarried woman,**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21 day of February, 2020.

My Commission Expires: 10/15/23

*Joshua Walker*  
Notary Public  
Joshua Walker



**Real Estate Sales Validation Form**

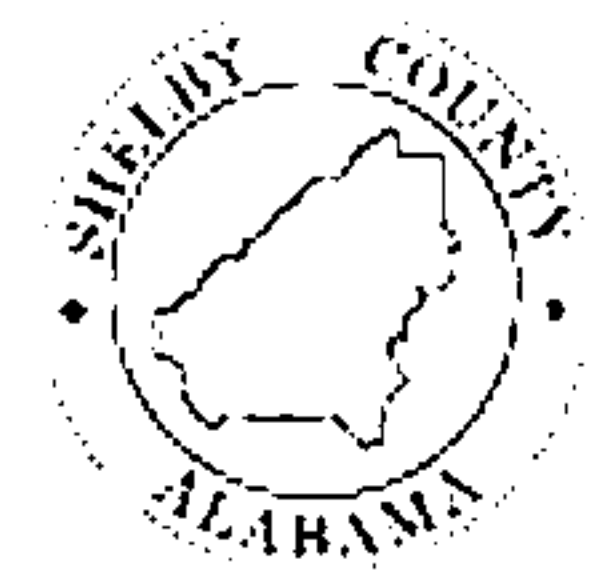
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name L. Diane Wade, et al  
Mailing Address 1734 Trinity Road  
Belington, WV 26250

Grantee's Name L. Diane Wade, et al  
Mailing Address 1734 Trinity Road  
Belington, WV 26250

Property Address 2.47 Acres Hwy 22 Caleral  
28 3 05 1 001 008.006

Date of Sale 2/24/2020  
Total Purchase Price \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2020 02:24:59 PM  
\$181.50 CHARITY  
20200224000072400

*Allen S. Boyd*

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 145,250

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 Tax Assessor Value

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 2-24-2020

Print Robert N. Housh