

Send Tax Notice to:  
Jose Roberto Recinos  
120 Stonehaven Dr.  
Pelham, AL 35214

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**

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

In Consideration of \$2,000 (Two Thousand Dollars) and other valuable Consideration, the receipt and sufficiency hereby acknowledged, according to the sales contract, the undersigned WESLEY SIMS a married man, never having claimed homestead of this property, hereinafter referred to as "Grantor," does hereby remise, releases, grants, and quit claims without warranty to JOSE ROBERTO RECINOS, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Shelby County Parcel: 582805164001016000  
Metes and bounds: SUB DUNSTANS 63-66 81-84 99-102 131-134 141-148 155-16 L1  
B158 MB00 MP001 DIM 208.25x50 S16 T22S R02W

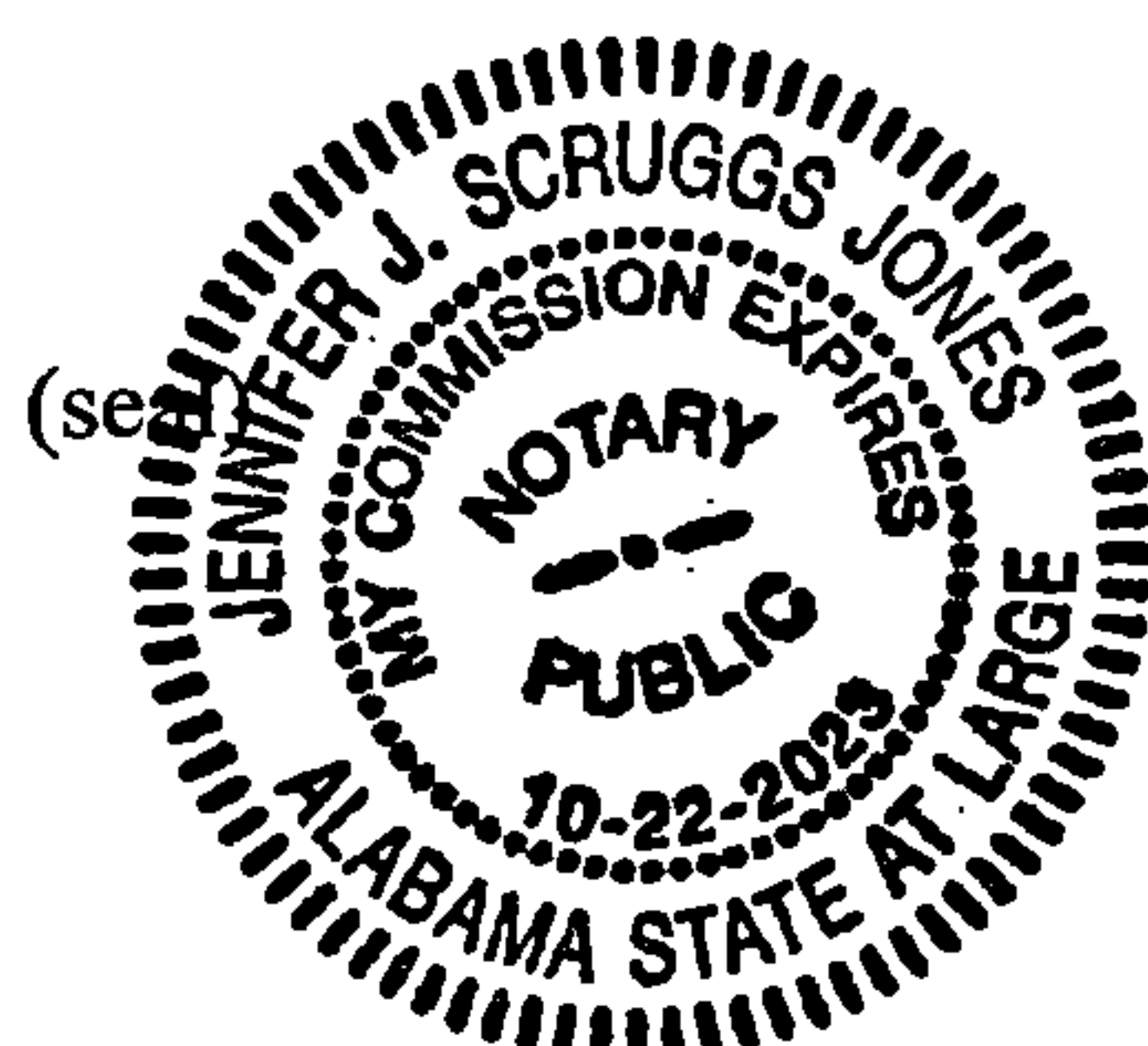
In WITNESS WHEREOF, Grantor sets signature and seal on this 25<sup>th</sup> day of February 2020.

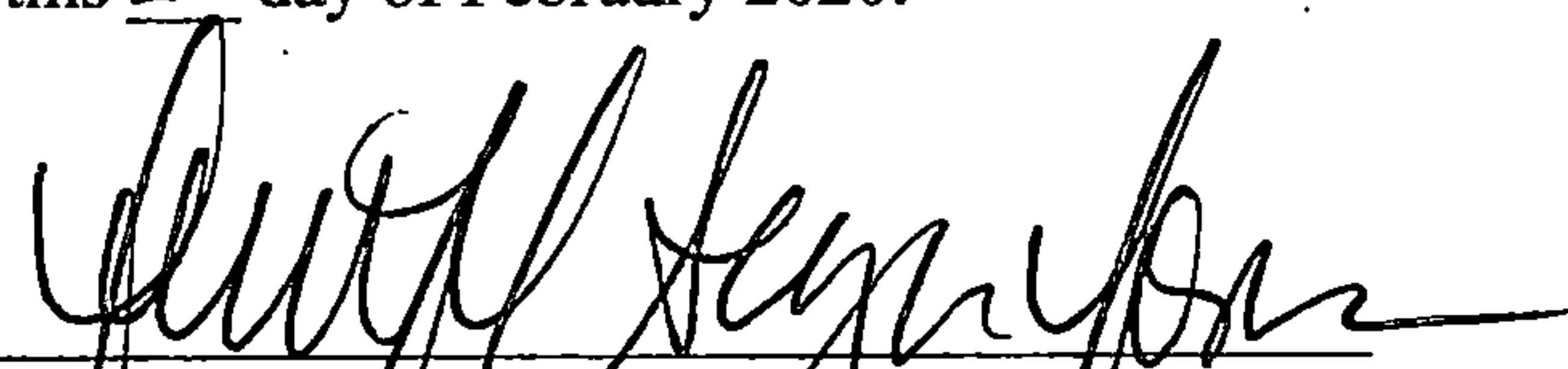
  
WESLEY SIMS

STATE OF ALABAMA     )  
                                  )  
COUNTY OF JEFFERSON    )

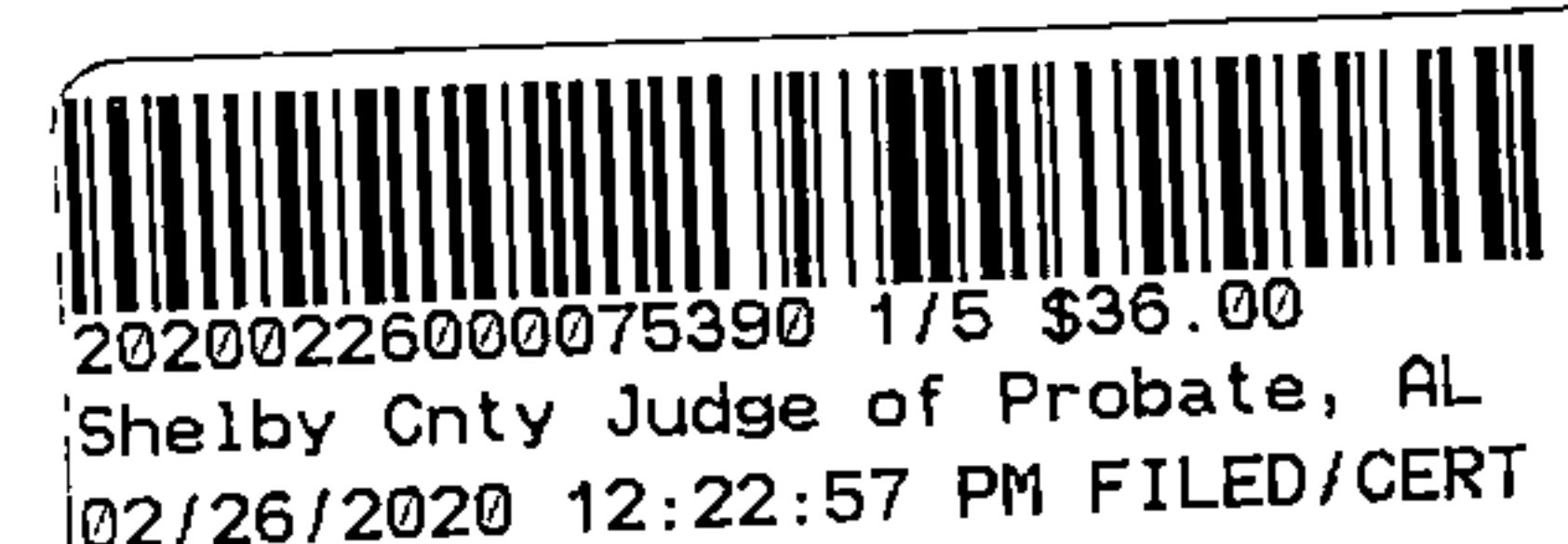
I, Jennifer J. Scruggs Jones, a NOTARY PUBLIC in and for said State and County, do hereby certify that WESLEY SIMS, whose name is signed on the forgoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, did executed the same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

Given under my hand and official seal on this 25<sup>th</sup> day of February 2020.



  
NOTARY PUBLIC,  
My Commission Expires: 10/22/2023

Shelby County, AL 02/26/2020  
State of Alabama  
Deed Tax: \$2.00



**Alabama Tax Lien Association**  
**SALES CONTRACT FOR TAX LIEN INTEREST**



Seller: Wesley Sims  
Married: Y  
Address: 500 KAREY DRIVE  
BIRMINGHAM, AL 35215  
Email: WS\_SMS@YAHOO  
Phone: 205 876-3689

Buyer: Jose Roberto Recinos  
120 Stonchaven Dr.  
Pelham, AL 35124  
Roberto Recinos 99@yahoo.com  
(205) 965-9146

Tax Interest to be conveyed by Assignment or Quit Claim deed

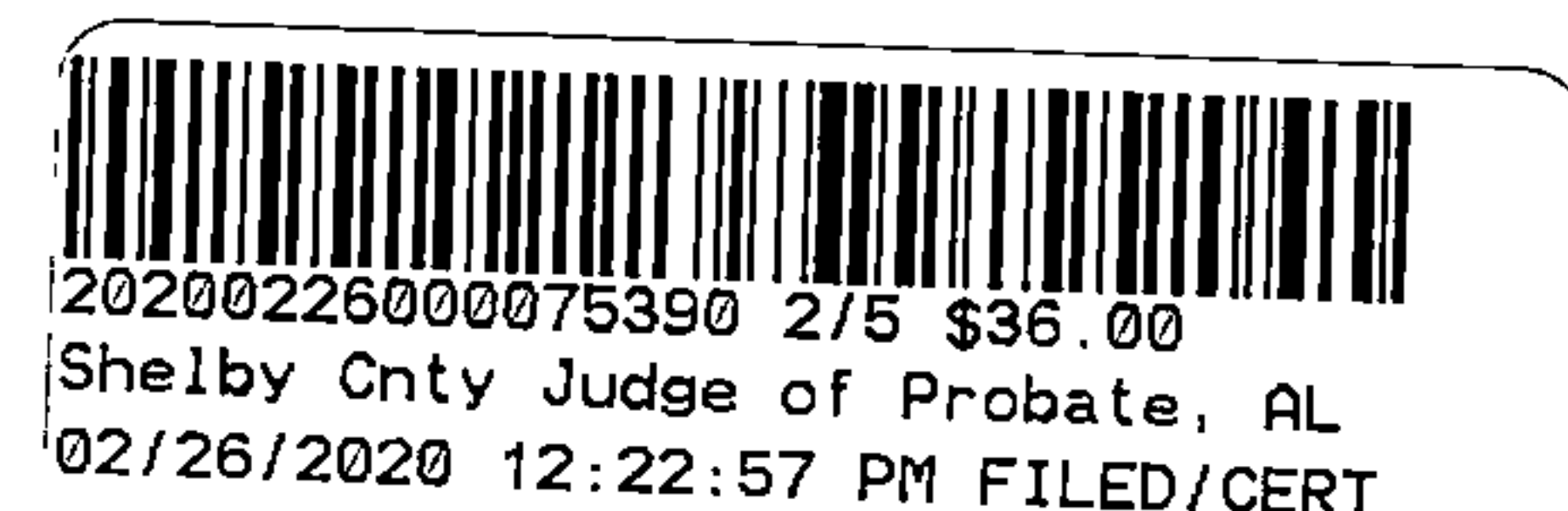
Address: See Legal

Parcel #: 58280516400106000  
Legal: SUB DUNSTANS 63-66 81-84 99-102 131-134  
141-148 155-16 LI B158 MB00 MP001 DIM 208.25x50 S16 T22S  
Map Book:            R02W  
Page:           

Tax Lien Conveyance Purchase Price: \$ 2,000.00  
( TWO THOUSAND dollars) and no more.  
Funds to escrow 19 Nov 2019. Expected close date 16 DEC 2019.

Funds and completed Assignment/Deed to be held in Escrow until funds clear, Assignment/Deed to Seller recorded, and deed from buyer signed and notarized.  
Buyer authorized escrowed funds to be used to complete purchase from Alabama Department of Revenue.

Seller: [Signature]  
Buyer: [Signature]

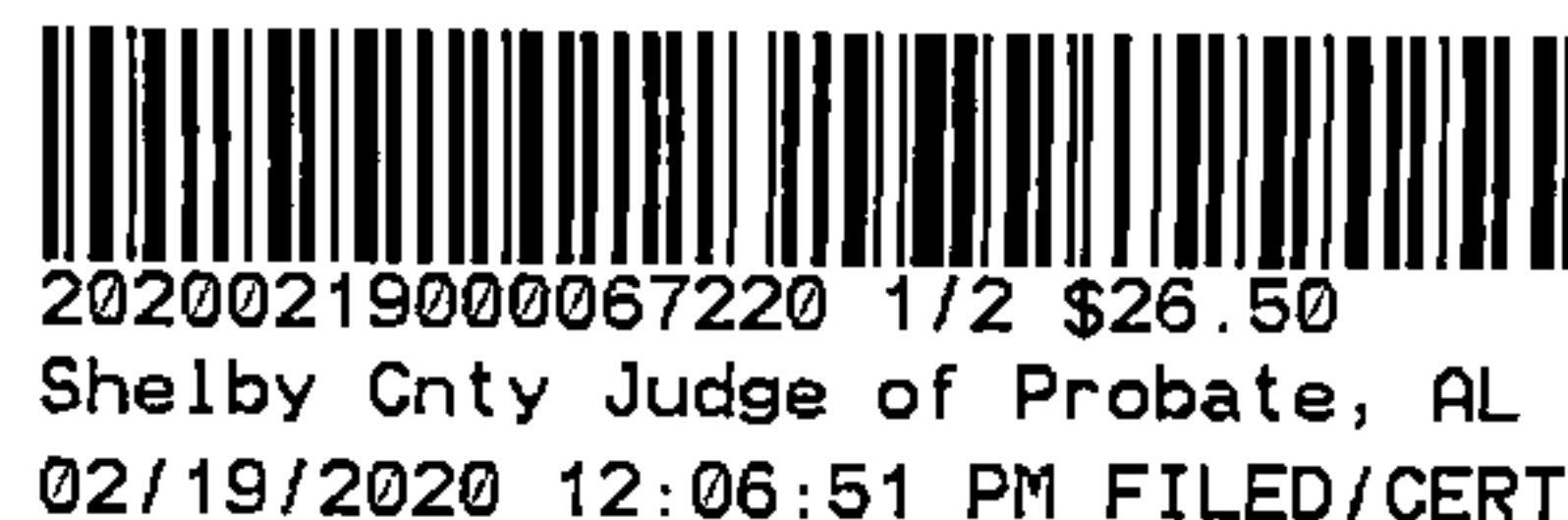


This ATLASS sales contract was designed to support Recording, RT-1, and Assessing. The attorney and office handling the escrow and sale are in no way responsible for the condition, status, title, or any gain or loss. The attorney is not a financial advisor and does not advise on value of tax lien investments, so it is your responsibility to know what you are buying.  
Please email feedback for improvement to ALTAXLIEN@Outlook.Com.

Deed Number: 63762

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:



THAT WHEREAS, on the 4th day of April, 2011, the Probate Court of SHELBY County rendered a decree for sale of lands hereinafter described and conveyed, for payment of State and County taxes then due from SIXTEENTH ST BAPTIST CHURCH the owner of said lands, and for the payment of fees, costs and expenses of and under said decree, and the sale had in execution thereof.

And WHEREAS, thereafter, to-wit, on the 2nd day of May, 2011, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of SHELBY County for said taxes, fees, costs and expenses, and no person having bid a sufficient sum for the said lands to pay the same, said lands, were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

And WHEREAS, said land having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of ONE THOUSAND ONE HUNDRED SIXTY NINE DOLLARS & FIFTY SIX CENTS is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, costs and officers' fees which were due upon or have accrued against said lands, as provided by law.

And WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by WESLEY SIMS to purchase said land, and sum of ONE THOUSAND ONE HUNDRED SIXTY NINE DOLLARS & FIFTY SIX CENTS (1169.56) therefore has been paid into the State Treasury.

NOW THEREFORE, the State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto the said WESLEY SIMS without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

Parcel # 582805164001016000

Legal Description SUB DUNSTANS 63-66 81-84 99-102 131-134 141-148 155-16 L1 B158 MB00 MP001 DIM 208.25X50 S16 T22S R02W

lying and being situated in said County and State, to have and to hold the same, the said right and title of the State in the land aforesaid, unto WESLEY SIMS and his/her/their/its heirs, assigns and successors forever.

In testimony whereof I have hereunto set my hand and seal this the 11th day of December, 2019.

Approved  
  
Governor of Alabama

STATE LAND COMMISSIONER OF ALABAMA

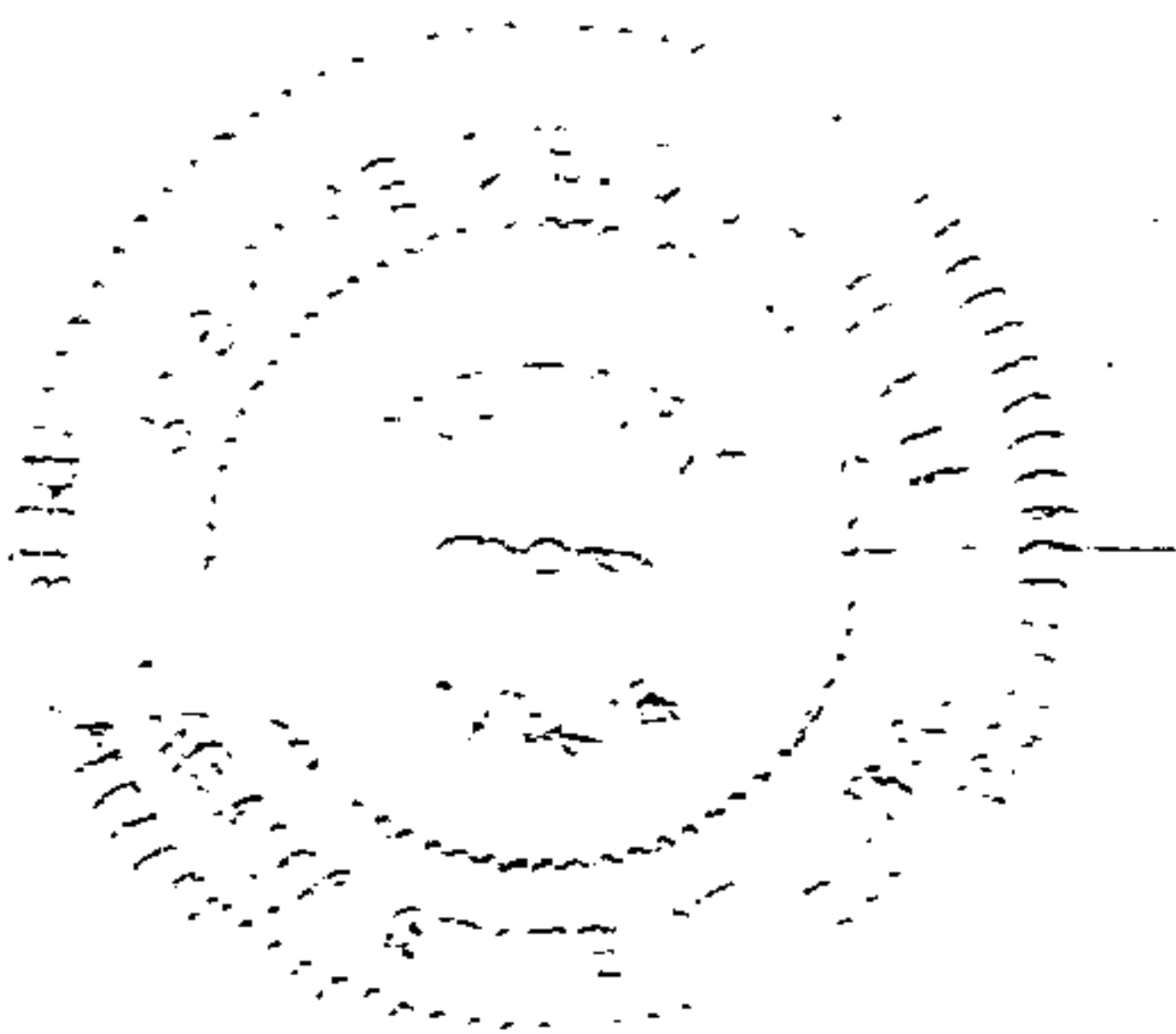
By   
State Land Commissioner

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Jasmine DeTournette, a Notary Public in and for said County, in said State hereby certify that Revenue Commissioner Vernon Barnett, whose name is signed to the foregoing conveyance as State Land Commissioner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, in his/her capacity as such State Land Commissioner, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of December, 2019.

Notary Public  
My Commission expires: 12/1/2020



Grantor:

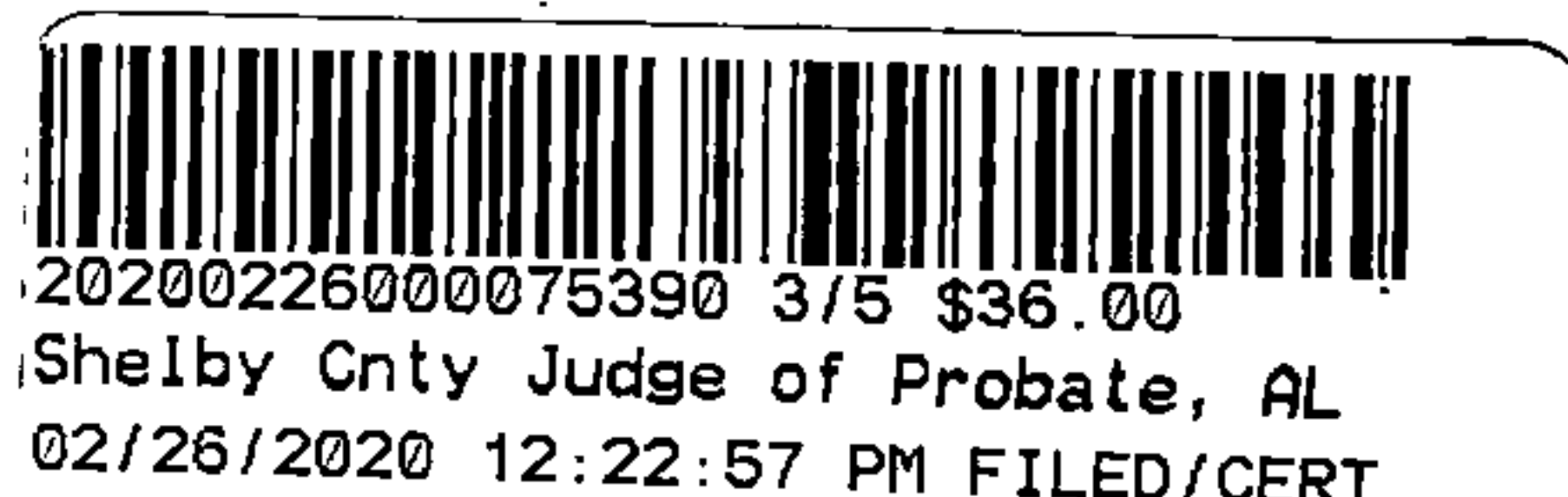
Alabama Department of Revenue  
Property Tax Division  
Gordon Persons Bldg.  
50 N. RIPLEY STREET RM 4103  
MONTGOMERY, ALABAMA 36104

Grantee:

WESLEY SIMS

500 KAREY DR  
CENTER POINT, AL 35215

This instrument was prepared by: Deanna Coman



Deed Number: 63762

# Real Estate Sales Validation Form

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

Grantor's Name State of Alabama Tax Sale  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Wesley Sims  
Mailing Address 500 Karey Dr  
Centerpoint, AL 35215  
\_\_\_\_\_

Property Address 582805164001016000  
Glades Parkway  
Calera, AL

Date of Sale 12/11/19  
Total Purchase Price \$ 1169

or  
Actual Value \$


or  
Assessor's Market Value \$

Shelby County, AL 02/19/2020  
State of Alabama  
Deed Tax: \$1.50

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 \_\_\_\_\_

  
20200219000067220 2/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
02/19/2020 12:06:51 PM FILED/CERT

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 2/19/20

Print Wesley Sims


☐ Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

eForms

  
20200226000075390 4/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/26/2020 12:22:57 PM FILED/CERT

# 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 Carey Drive  
Birmingham, AL 35215

Grantee's Name Jose Roberto Recinos  
Mailing Address 120 Stonehaven Dr.  
Pelham, AL 35124

Property Address 5 8280516400101600  
Glades Parkway  
Calera, AL

Date of Sale 2/25/2020  
Total Purchase Price \$ 2000  
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.

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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 2/26/2020

Print Marna Bellande

Sign Marna Bellande

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200226000075390 5/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/26/2020 12:22:57 PM FILED/CERT

ified by)

Form RT-1