

20200430000169820
04/30/2020 02:01:15 PM
QCDEED 1/2

This instrument was prepared by: * Send tax notice to: James M. Sims
MASSEY, STOTSER & NICHOLS, PC * 2000 Eagle Crest Court
1780 Gadsden Highway * Birmingham, Alabama 35242
Birmingham, Alabama 35235 *
(205) 838-9000

.....
QUIT CLAIM DEED
.....

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration TEN and 00/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, to the undersigned Grantor, namely **North Shelby County Fire and Emergency Medical District**, hereby releases, quitclaims, remise, and conveys any right, title or interest it may have, if any, to:

JAMES M. SIMS

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to wit:

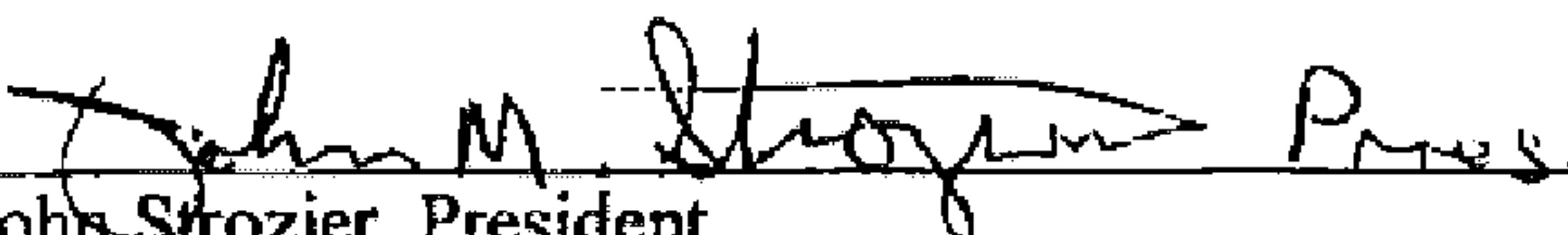
Legal Description: Lot 943 according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama.

PID# 09-3-07-0-007-043.000

Property Address: 2000 Eagle Crest Court, Birmingham, AL 35242

TO HAVE AND TO HOLD to said GRANTEE forever.


Given under seal, this 14 day of APRIL, 2020.


John Strozier, President
North Shelby County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, **John Strozier, President of the North Shelby County Fire and Emergency Medical District**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as President, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2020.


Notary Public
My Commission Expires: Glenda Dunham Jones

My Commission Expires
12/5/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL 20200430000169820 04/30/2020 02:01:15 PM QCDEED 2/2
04/30/2020 02:01:15 PM
\$27.00 MIST
20200430000169820

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name No. Shelby Co. Fire + EMD Grantee's Name James M. Sims
Mailing Address 4716 Valleydale Rd. Mailing Address 2000 Eagle Crest Ct.
Birmingham, AL Birmingham, AL
35242 35242

Property Address 2000 Eagle Crest Ct. Date of Sale 4-22-2020
Birmingham AL Total Purchase Price \$ 1,875.31
35242 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 Quit Claim Deed

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 4-23-20

Print Stephanie Lapier Weems

Unattested

Sign Stephanie Lapier Weems
(Grantor/Grantee/Owner/Agent) circle one

(verified by)