

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20200429000167140, Shelby County
Probate Judge, Shelby County, Alabama,
04/29/2020.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt of which is acknowledged, I, **Barbara K. Harrison**, an unmarried woman, and **Jo Lynn Foster**, an unmarried woman, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Jessica Lynn Sims**, a married woman, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Parcel 2 of the Bailey King Family Subdivision as per the survey by Rodney K. Cunningham/Engineering Design Group LLC, project no. RCFA0001 and recorded as instrument number 20200624000258900 in Map Book 52, Page 81 in the Office of the Probate Judge of Shelby County, Alabama on 6/24/2020.

Said Parcel containing 3.00 acres, more or less.

Subject To:

Advalorem taxes for the 2020, which are not yet due and payable and subsequent years due and payable as of October 1 of each year and existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee her successors and assigns, that at the time

of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2nd day of

July, 2020.

Barbara K. Harrison
Barbara K. Harrison

Jo Lynn Foster
Jo Lynn Foster

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Barbara K. Harrison**, an unmarried woman and **Jo Lynn Foster**, an unmarried woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2020.

Elizabeth A. Lolef
Notary Public

My commission expires: My Commission Expires:
May 22, 2022

Send tax notice to:
Jessica Lynn Sims
66 Chance Street
Pelham, AL 35124


20200708000282650 2/3 \$100.50
Shelby Cnty Judge of Probate, AL
07/08/2020 01:08:54 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 Barbara K. Harrison, 324 Tenny-
Mailing Address son Drive, Pelham, AL 35124 &
Jo Lynn Foster, 300 Tennyson
Dr., Pelham, AL 35124

Grantee's Name Jessica Lynn Sims
Mailing Address 66 Chance Drive
Pelham, AL 35124

Property Address 320 Tennyson Drive
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____



20200708000282650 3/3 \$100.50
Shelby Cnty Judge of Probate, AL
07/08/2020 01:08:54 PM FILED/CERT

Shelby County, AL 07/08/2020
State of Alabama
Deed Tax: \$72.50

or
Actual Value \$ _____

or
Assessor's Market Value \$ 72,303.00

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 Shelby County (AL) Tax Assessor's Office
☐ 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 07/08/2020

Print Barbara K. Harrison

Unattested

Sign Barbara K. Harrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1