

20200709000285600
07/09/2020 02:52:47 PM
QCDEED 1/2

THIS DOCUMENT WAS PREPARED BY: DENISE SIMS PO BOX 102092, IRONDALE, AL 35210

Send Tax Notice To:
Juan Hernandez
Brookhollow Way
Pelham, AL 35124

STATE OF ALABAMA }
COUNTY OF SHELBY }

QUITCLAIM DEED

This indenture is made this 2nd day of July, 2020, by and between **Denise Sims**, an unmarried woman, (hereinafter "Grantor") and **Juan Hernandez** (hereinafter "Grantee") KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Two Thousand Five Hundred Dollars (\$2500) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does quitclaim unto Grantee all of his/her right, title and interest in and to the following described lands in Shelby County, Alabama:

Parcel # 583501110004057000

Legal Description:

SUB COTTAGES OF SARATOGA SEC 2 PH 2 L12 B MB34 MP022 DIM 62.00x160.02 S11 T24N R13E

Lot #: 12 Map Book: 34 Page: 22

IN WITNESS WHEREOF, Grantor has affixed his/her hand and seal on the date first written.

Denise Sims
Grantor

Denise Sims
PO Box 102092
Irondale, AL 35210

SAMANTHA J HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Official Witness

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise Sims whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of July, 2020.

Samantha J. Henderson
Notary Public
My Commission Expires: 6-14-23

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Denise Sims
 Mailing Address 5731 Blanford St.
Irondale, AL 35210

Grantee's Name Jaun Hernandez
 Mailing Address Brookhollow Way
Pelham, AL 35124

Property Address 583501110004057000
SUB COTTAGES OF SARATOGA
SEC 2 PH 2 L12 B MB34 MP022

Date of Sale 07/02/2020
 Total Purchase Price \$ 2500



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2020 02:52:47 PM
 \$27.50 CHERRY
 20200709000285600

Allen S. Bayl

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 7/7/20

Print Wesley Sims

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one