

20210223000091830
02/23/2021 03:56:21 PM
DEEDS 1/2

THIS DOCUMENT WAS PREPARED BY: DENISE SIMS -- 5731 BLANFORD ST IRONDALE, AL 35210

Send Tax Notice to:
Aaron Hernandez
113 Brook Hollow Rd..
Pelham, AL 35124

STATE OF ALABAMA }
COUNTY OF SHELBY }

QUITCLAIM DEED

This indenture is made this 10th day of February, 2021, by and between **Denise Sims**, an unmarried woman, (hereinafter "Grantor") and **Aaron Hernandez** (hereinafter "Grantee") KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Eight Thousand Five Hundred Fifty Dollars (\$8550) 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 # : 583602032002048000

Legal Description:

SUB ELLIS ADDITION TO MONTEVALLO L55&56 BF MB00 MP003 DIM 119.32X93.66 S03 T24N R12E

Commonly Known As: 161 Commerce St Montevallo AL 35115

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

Denise Sims
Grantor

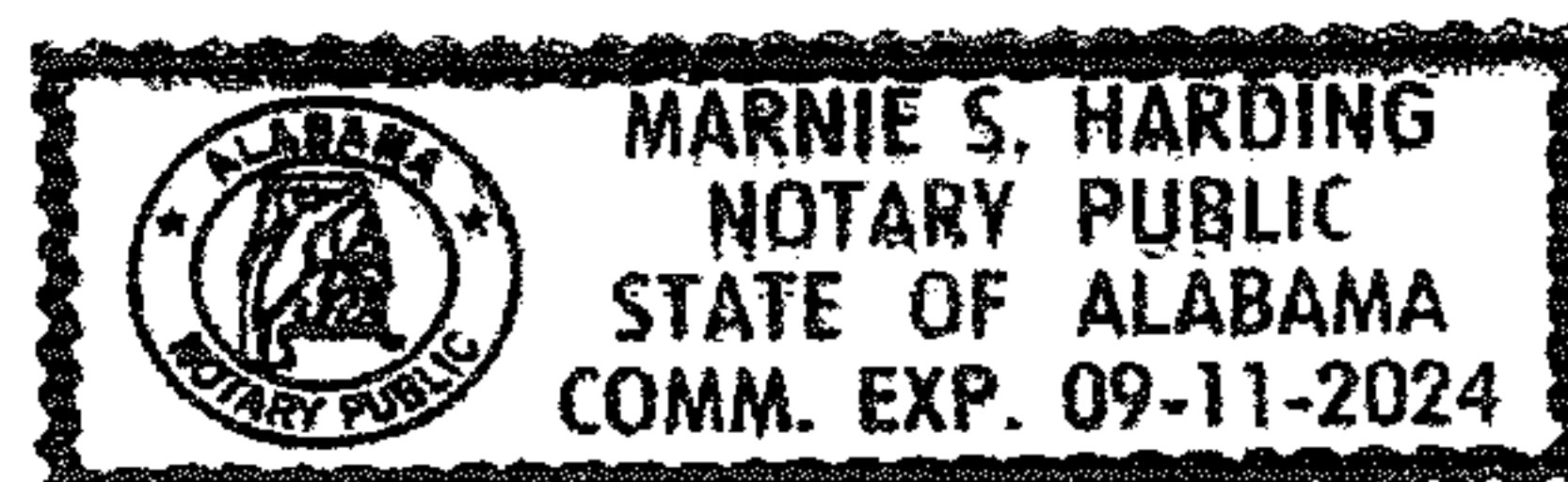
Denise Sims
5731 Blanford St
Irondale, AL 35210

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 10 day of Feb, 2021.

Marnie S. Harding
Notary Public
My Commission Expires: 9-11-2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2021 03:56:21 PM
\$34.00 JESSICA
20210223000091830

Allen S. Beal

20210223000091830 02/23/2021 03:56:21 PM DEEDS 2/2

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 Aaron Hernandez
Mailing Address 113 Brook Hollow Way
Pelham, AL 35124

Property Address 161 Commerce
Montevallo, AL

Date of Sale 02/10/2021
Total Purchase Price \$ 8550
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.

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 2/20/21

Print Wesley Sims

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1