

20210528000263590  
05/28/2021 12:24:43 PM  
DEEDS 1/2

THIS DOCUMENT WAS PREPARED BY: JONATHAN A. SIMS - 5201 GOLDMAR LN, IRONDALE, AL 35210

Send Tax Notice to:  
Wesley Sims  
PO BOX 102092  
Irondale, AL 35210

STATE OF ALABAMA )  
COUNTY OF SHELBY )

QUITCLAIM DEED

This indenture is made this 21st day of MAY, 2021 by and between **JONATHAN A. SIMS**, a married man, he nor his spouse having never claimed homestead of this property, (hereinafter "Grantor") and **Wesley Sims** (hereinafter "Grantee") KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Thousand Dollars (\$1000) 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 ID: 580406240000043002

Legal Description: COM SE COR SW1/4 SE1/4 W210 TO POB; CONT W210 N210 E210 S210 TO POB.  
**Legal Description Per Alabama Tax Deed# 65923**

Commonly known as: MAP BOOK: PAGE:

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

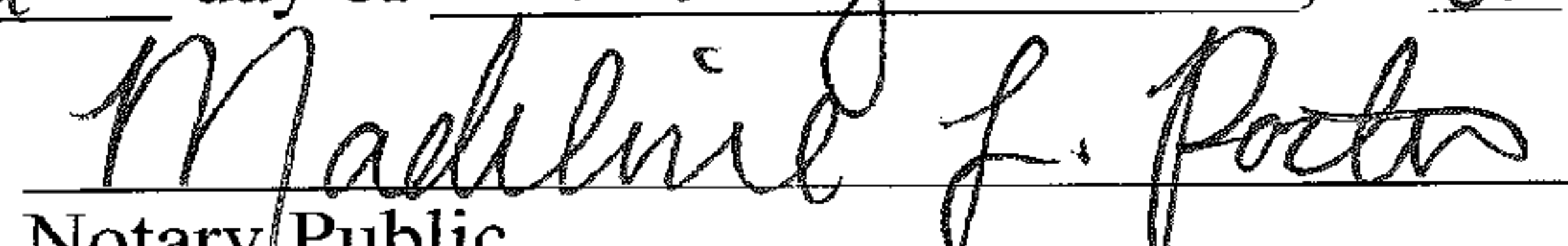
  
Grantor

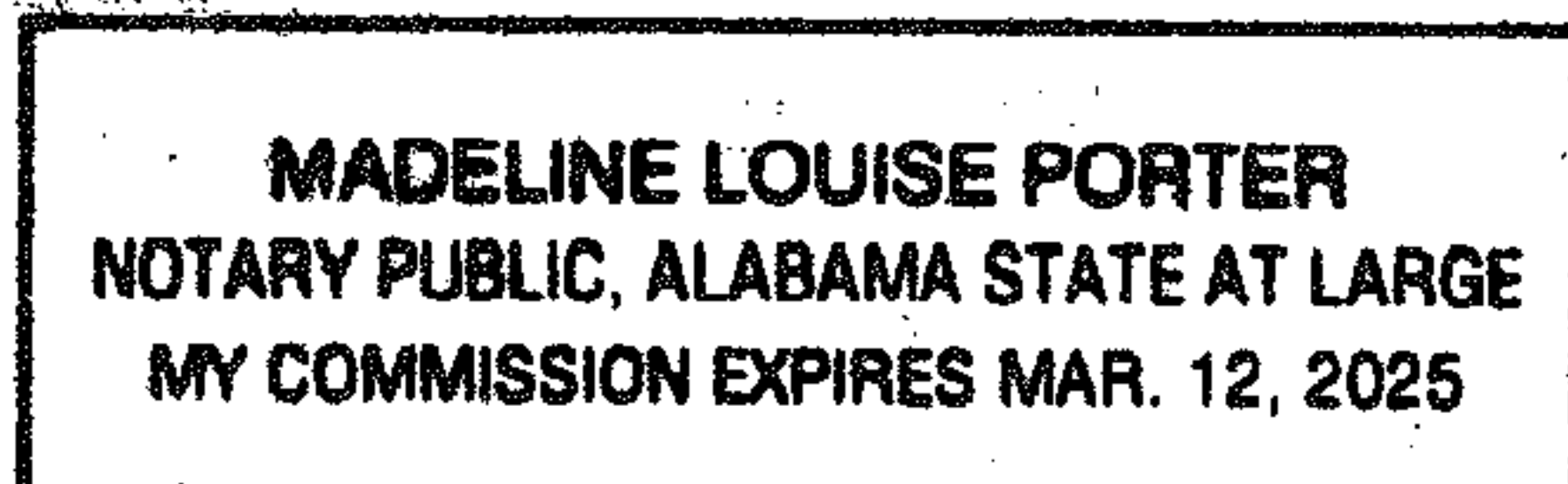
JONATHAN A. SIMS  
5201 Goldmar Dr.  
Irondale, AL 35210

STATE OF ALABAMA )  
COUNTY OF BLOUNT )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan A. 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 21 day of May, 2021.

  
Notary Public  
My Commission Expires: 3-12-25



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

Grantor's Name: JONATHAN A. SIMS  
 Mailing Address: 5201 Goldmar Dr.  
 Irondale, AL 35210

Grantee's Name: Wesley Sims  
 Mailing Address: PO BOX 102092  
 Irondale, AL 35210

Property Address: 140 Sterrett Drive  
 Sterrett, AL 35147

Date of Sale: May 21, 2021  
 Total Purchase Price: \$1000  
 or Actual Value:  
 or Assessor's Market:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/28/2021 12:24:43 PM  
 \$26.00 CHERRY  
 20210528000263590

*Ann S. Bayl*

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 5/21/21

Print WESLEY SIMS

Sign *[Signature]*

Unattested \_\_\_\_\_  
 (verified by)

(Grantor, Grantee/Owner/Agent) circle one