

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEES.**

This instrument was prepared by:  
Cindy Self Webb, Esq.  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, Alabama 35235

SEND TAX NOTICE TO:  
James and Susan Todd

**QUIT CLAIM DEED  
JOINT TENANT WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, **HUGH LIMING and AMY LIMING**, a married couple, (hereinafter referred to as GRANTORS) hereby remises, releases, quit claims, and conveys to **JAMES H. TODD and SUSAN S. TODD** (hereinafter referred to as GRANTEES), all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference, as if set forth in full herein, for the complete legal description of the property being conveyed herein.

SUBJECT TO: (1) Taxes for the current year and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Given under my hand and seal, on this the 22nd day of June, 2021.

Hugh Liming  
Hugh Liming  
Amy Liming  
Amy Liming

STATE OF ALABAMA     )  
Shelby COUNTY        )

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Hugh Liming and Amy Liming, a married couple, 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 and as their act on the day the same bears date.

Given under my hands and official seal this the 22nd day of June, 2021.

April Clark  
Notary Public  
My Commission Expires: 9/1/2024

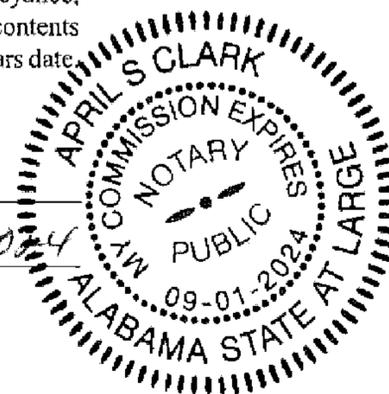


EXHIBIT "A"  
Legal Description

Commence at the NW corner of Section 13, Township 21 South, Range 1 East, and run East along the North line of said Section 13, a distance of 1340 feet to POB CONT E370(S) SE77 SLY241.92 NWLY 250(S) N176 NW 124 SW176 WLY19 NE 173.8 NWLY to POB.

Parcel # 58-20-06-13-0-001-056.000



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL 20210622000304270 06/22/2021 04:04:29 PM DEEDS 3/3  
 06/22/2021 04:04:29 PM  
 \$53.00 BRITTANI  
 20210622000304270

*Allie S. Beal*

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Hugh &amp; Amy Liming</u>	Grantee's Name	<u>James H. Todd</u>
Mailing Address	<u>301 Old Lokey Ferry Rd</u> <u>Wilsonville, AL</u> <u>35186</u>	Mailing Address	<u>2048 Montreal Dr</u> <u>Vestavia Hills, AL</u> <u>35226</u>
Property Address	<u>311 Old Lokey Ferry Rd</u> <u>Wilsonville, AL</u> <u>35186</u>	Date of Sale	<u>6/22/21</u>
		Total Purchase Price	\$ <u>85,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	<u>6/22/21</u>	Print	<u>Amy Liming</u>
Unattested	_____	Sign	<u>Amy Liming</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one