

20210720000351450  
07/20/2021 11:47:23 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Casey Frederickson  
312 Hidden Creek Trail  
Pelham, AL 35124

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100483

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Ninety Six Thousand and 00/100 Dollars (\$196,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kay E. Sims fka Kay E. Jacobson and Joseph Sims, a married couple**, whose address is 227 Howard Hill Drive, Wilsonville, AL 35186 (hereinafter "Grantors", whether one or more), by **Casey Frederickson**, whose address is 312 Hidden Creek Trail Pelham AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 312 Hidden Creek Trail, Pelham, AL 35124, to-wit:**

**Lot 172, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.**

Kay E. Sims is one and the same person as Kay E. Jacobson, grantee in the deed recorded in Instrument # 20180309000077570 with the Judge of Probate Shelby County, Alabama.

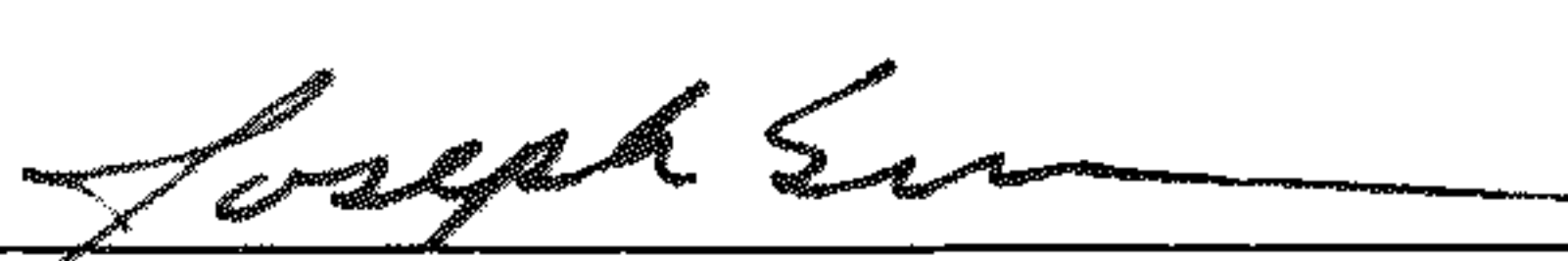
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$156,800.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 19th day of July, 2021.

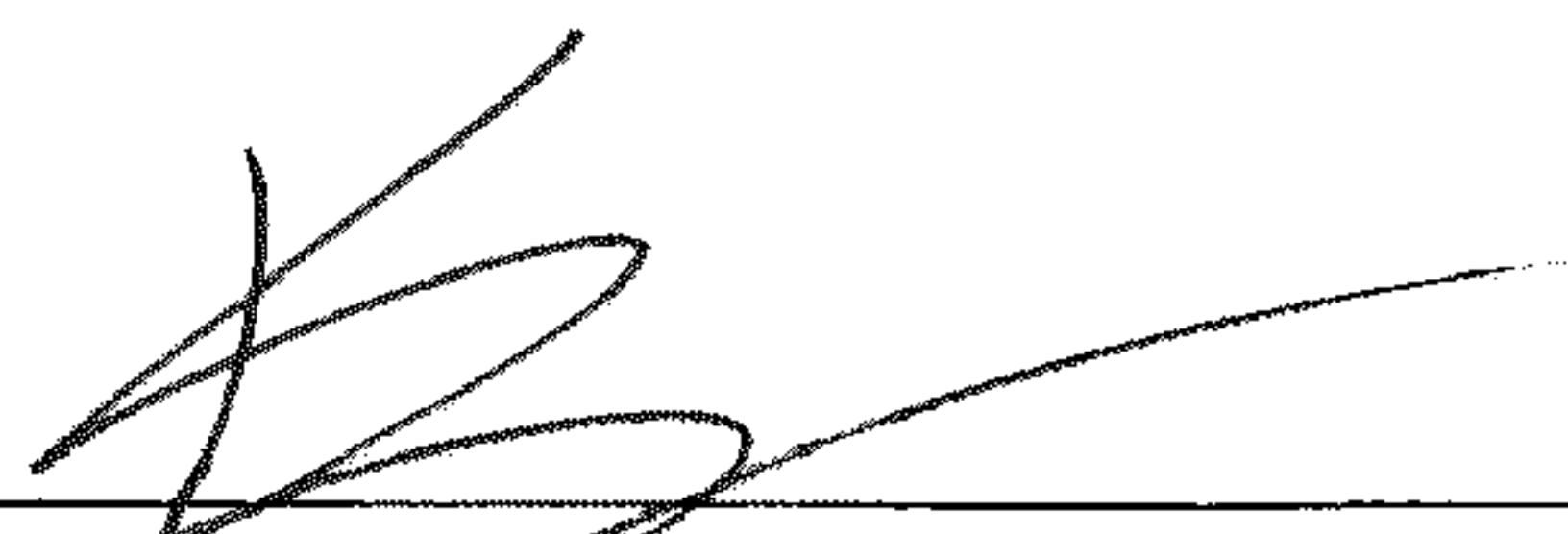
  
\_\_\_\_\_  
Kay E. Sims fka Kay E. Jacobson

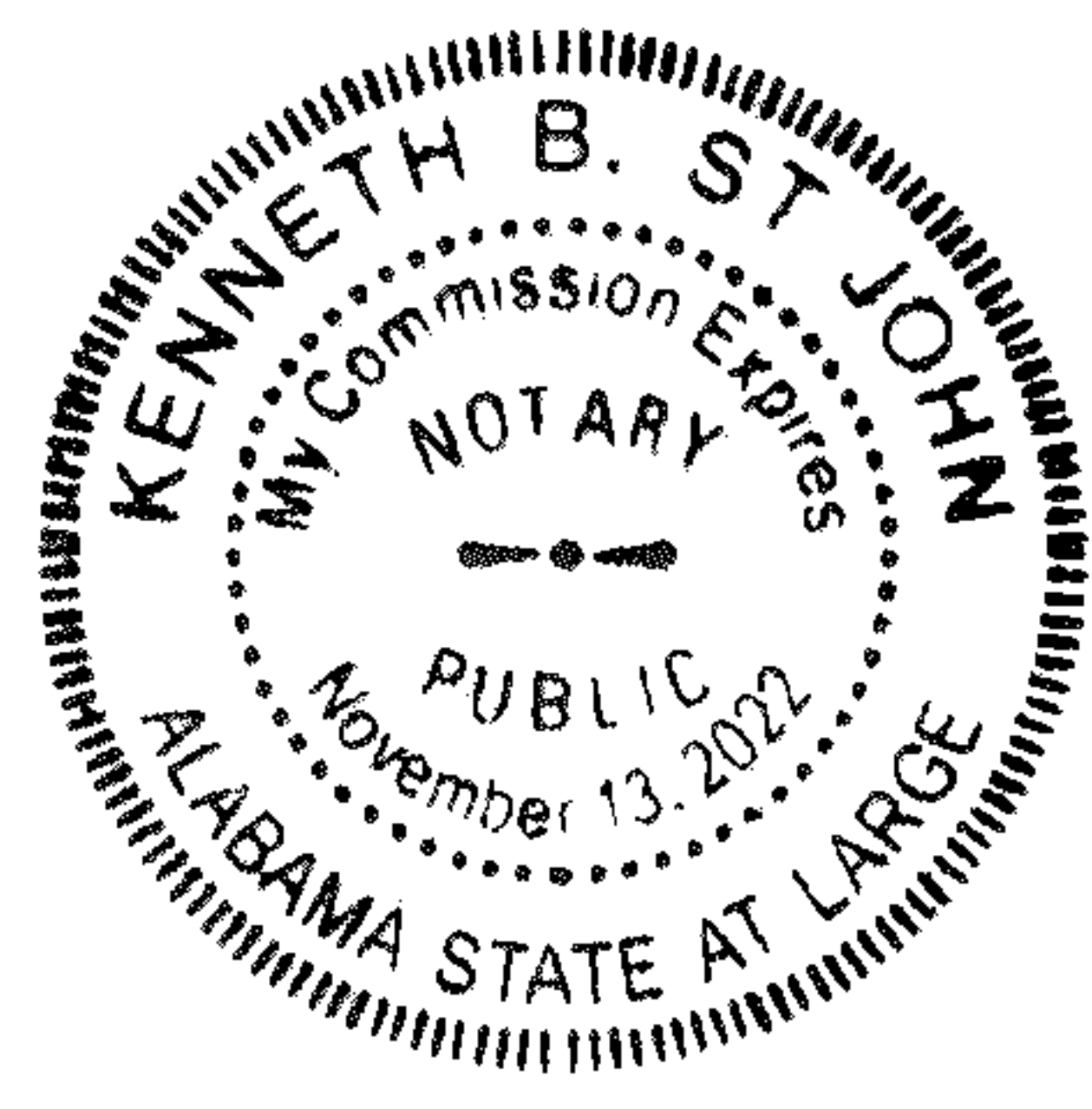
  
\_\_\_\_\_  
Joseph Sims

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Kay E. Sims fka Kay E. Jacobson and Joseph Sims, 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 on the day the same bears date.

Given under my hand and official seal on this 19th day of July, 2021.

  
\_\_\_\_\_  
Notary Public : Kenneth B. St John  
My commission expires: 11/13/2022



**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>Kay E. Sims fka Kay E. Jacobson &amp; Joseph Sims</u>	Grantee's Name	<u>Casey Frederickson</u>
Mailing Address	<u>227 Howard Hill Drive</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>312 Hidden Creek Trail</u> <u>Pelham, AL 35124</u>
Property Address	<u>312 Hidden Creek Trail</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>07/19/2021</u>
		Total Purchase Price	<u>\$ 196,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

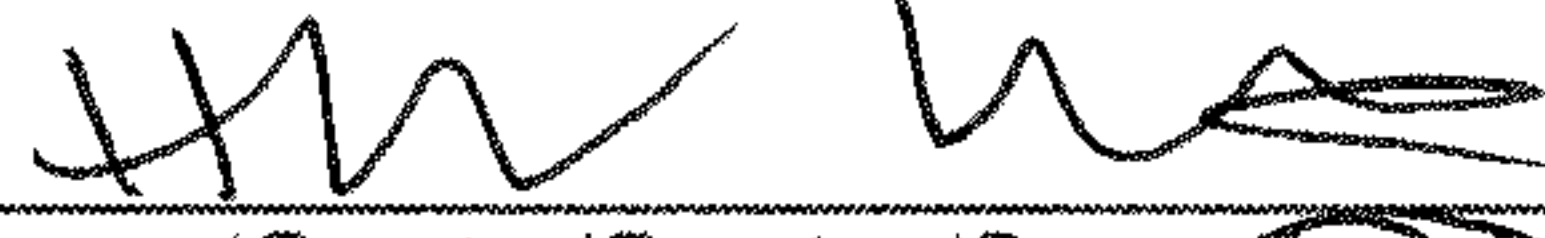
Date of Sale - the date on which interest to the property was conveyed.

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>07/19/2021</u>	Print <u>Hyland Wehunt</u>
<input type="checkbox"/> Unattested	Sign <u></u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/20/2021 11:47:23 AM  
 \$68.50 JOANN  
 20210720000351450

*Allen S. Bayl*