20210827000419200 08/27/2021 01:59:41 PM QCDEED 1/2

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a tax sale, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

This instrument prepared by: Jennifer J. Scruggs Jones STANLEY & ASSOCIATES, LLC 201 20th Street South Irondale, AL 35210

TITLE NOT EXAMINED **Send Tax Notice To:** WINNER CIRCLE, LLC 201 20TH STREET SOUTH IRONDALE, AL 35210

QUITCLAIM DEED	Q UI	ITCL	AIM	DEED
-----------------------	-------------	-------------	-----	------

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS & 00/100 (\$10.00) in cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JONATHON A. SIMS, a married man ("GRANTOR"), does hereby grant, sell, convey, and quitclaim unto, WINNER CIRCLE, LLC, an Alabama Limited Liability Company ("GRANTEE"), all of his right, title and interest, WITH NO WARRANTY in and to the following described real estate, located and situated in Shelby County, Alabama, more particularly described, to wit:

SHELBY COUNTY PARCEL #: 35 1 11 0 004 005.000

LEGAL DESCRIPTION: SUB SARATOGA TOWNHOMES L104 B MB37

MP004 DIM 24.00x140.51 S11 T24N R13E

PRIMARY LOT: 104

MAP BOOK: 37 PAGE: 004 MAP BOOK: 34 PAGE: 032

(the "Property").

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

This deed conveys any and all interests of Grantor in such Property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER

Given under my hand and seal, t	this $\frac{10}{10}$ day of $\frac{10005}{10005}$, 2021.
	JOMATHON A. SIMS, Grantor
STATE OF ALABAMA	
COUNTY OF JEFFERSON)	
I, Soyama P Marjon	, a Notary Public in and for said County, in said State
hereby certify that Jonathon A. Sims, will acknowledged before me on this day, the	nose name is signed and who is personally known to m
20000000000000000000000000000000000000	-4 1 -i -i C -1 C 1

acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily, and with full authority on this day the same bears date.

Given under my hand and seal this 10 day of 40qust 2021.

(SEAL)

SAVANNA P. MARION Notary Public Alabama State at Large

Notary Public My commission expires:

My Commission Expires July 1, 2025

Real Estate Sales Validation Form

This	Document must be filed in acce	ordance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Mailing Address	Sonathon A. Sims 5201 (Toldwar Dr Trondale Al 35210	Grantee's Name Winner Circle LLC Mailing Address 201 20th Street South Trondale, AL 35210
Property Address	35-1-11-0-004-005.000 1000014 101100 Calera, 191	Date of Sale S:\0.2\ Total Purchase Price \$ 250.00 or Actual Value \$ or
		Assessor's Market Value \$
The purchase price evidence: (check o Bill of Sale Sales Contract Closing Staten	ne) (Recordation of docum	this form can be verified in the following documentary entary evidence is not required)Appraisal Other
If the conveyance of above, the filing of	locument presented for reco	rdation contains all of the required information referenced
Grantor's name and their		Instructions he name of the person or persons conveying interest
Grantee's name and to property is being	d mailing address - provide to conveyed.	the name of the person or persons to whom interest
Property address - t	the physical address of the	property being conveyed, if available.
	ate on which interest to the	
Total purchase price		the purchase of the property, both real and personal
conveyed by the ins	property is not being sold, the trument offered for record. The the assessor's current man	ne true value of the property, both real and personal, being his may be evidenced by an appraisal conducted by a rket value.
excluding current us responsibility of valu	e valuation, of the property a	termined, the current estimate of fair market value, as determined by the local official charged with the purposes will be used and the taxpayer will be penalized).
accurate. I further ur	of my knowledge and belief to nderstand that any false stat ted in <u>Code of Alabama 197</u>	hat the information contained in this document is true and ements claimed on this form may result in the imposition 5 § 40-22-1 (h).
Date 8 · 10 · 21		Print Source Marcion
Unattested		Sign Rumma Marian
	(verified by)	(Grantor/Grantee/Owner/Agent) dircle one
		Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2021 01:59:41 PM
\$25.50 JOANN

20210827000419200

alli 5. Beyl