20210827000419370 08/27/2021 02:15:09 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

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, DENISE SIMS, an unmarried woman ("GRANTOR"), does hereby grant, sell, convey, and quitclaim unto, WINNER CIRCLE, LLC, an Alabama Limited Liability Company ("GRANTEE"), all of her 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 0 004 048.000

LEGAL DESCRIPTION: SUB SARATOGA TOWNHOMES L147 B MB37

MP004 DIM 39.80x134.31 S11 T24N R13E

PRIMARY LOT: 147

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

(the "Property").

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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, this	s day of _	<u> </u>	, 2021.
			MS, Grantor	
STATE OF A	LABAMA)			
	JEFFERSON)			
acknowledged	that Denise Sims, whose a before me on this day, that, ame voluntarily, and with fu	name is signed being informed	d and who is pers	sonally known to me, of this conveyance, she
Given	under my hand and seal this	All day of	July	, 2021.
SEAL)	SAVANNA P. MARION Notary Public		MMA Q	MMMan

Alabama State at Large

Notary Public

My commission expires:

My Commission Expires July 1, 2025

Real Fetate Sales Validation Form

This		ordance with Code of Alabama 19	075 Cantian 40 00 4
Grantor's Name Mailing Address	Denise Sims POBOX 102092 Irondale, AL 3521	Grantee's Name	Winner Circle, LLC 20120th Street South Irondale, AL 35210
Property Address	35-1-11-0-004-048.00 Marchy James Calera, AL	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$ 250.00
The purchase price evidence: (check of Bill of Sale Sales Contract Closing Statem	ne) (Recordation of docum	this form can be verified in the nentary evidence is not requireAppraisalOther	e following documentant
If the conveyance dabove, the filing of	ocument presented for receiving form is not required.	ordation contains all of the req	uired information referenced
to property and their	r current mailing address.	Instructions the name of the person or per	
Grantee's name and to property is being	d mailing address - provide conveyed.	the name of the person or per	rsons to whom interest
Property address - t	he physical address of the	property being conveyed, if av	ailable.
Date of Sale - the da	ate on which interest to the	property was conveyed.	
Total purchase price peing conveyed by t	e - the total amount paid for he instrument offered for re	the purchase of the property, cord.	both real and personal,
conveyed by the ins	property is not being sold, to the trument offered for record. It is the assessor's current ma	This may be evidenced by an	both real and personal, being appraisal conducted by a
esponsibility of valu	e valuation, of the property	etermined, the current estimate as determined by the local off of purposes will be used and the hold.	ficial charged with the
iccurate. I further ur	ted in <u>Code of Alabama 197</u>	that the information contained tements claimed on this form (75 § 40-22-1 (h).	may result in the imposition
ate 7-21		Print Owna	Marion
Unattested	(verified by)	Sign(Grantor/Grantee/	Owner/Agent) èircle one
			Form RT-1
	Filad and	Dogordod	



ruea ana Recoraea Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 08/27/2021 02:15:09 PM

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