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12/30/2021 09:04:47 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Robert & Kelly Sims
7961 Hwy 55
Wilsonville AL 35186

GENERAL WARRANTY DEED
With Right of Survivorship

M212359 ①
STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Four Hundred Twenty-Five Thousand Dollars and NO/100 (\$425,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Robert A. Sims and Fran C. Sims, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Kelly Doyle Sims and Robert Allen Sims, Jr.** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Parcel 1:

Lot 3, according to the Survey of Wildwood Estates, as recorded in Map Book 15, Page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 2:

A parcel of land situated in the SW 1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows: Begin at the NW corner of Lot 3, Wildwood Estates as recorded in Map Book 15, Page 15 in the Office of the Judge of Probate, Shelby County, Alabama; thence North 87 deg. 31 min. 00 sec. East, along the North line of said Lot 3 a distance of 807.74 feet to point on the Westerly R.O.W. line of Shelby County Hwy #55 (80' R.O.W.); said point also lying on a curve to the left having a radius of 1742.13' and a central angle of 00 deg. 08 min. 11 sec.; said curve having a chord bearing of North 18 deg. 04 min. 47 sec. East and a chord distance of 4.15 feet; thence along the arc of said curve and said R.O.W. line a distance of 4.15 feet; thence leaving said curve and said R.O.W. line South 88 deg. 20 min. 12 sec. West a distance of 107.49 feet; thence North 88 deg. 42 min. 41 sec. West a distance of 133.06 feet; thence South 89 deg. 22 min. 17 sec. West 416.99 feet; thence South 83 deg. 47 min. 23 sec. West a distance of 152.21 feet; thence South 1 deg. 37 min. 13 sec. East a distance of 17.78 feet to the NW corner of said Lot 3 said point also being the Point of Beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. \$340,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

M212359

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 29th day of December, 2021.

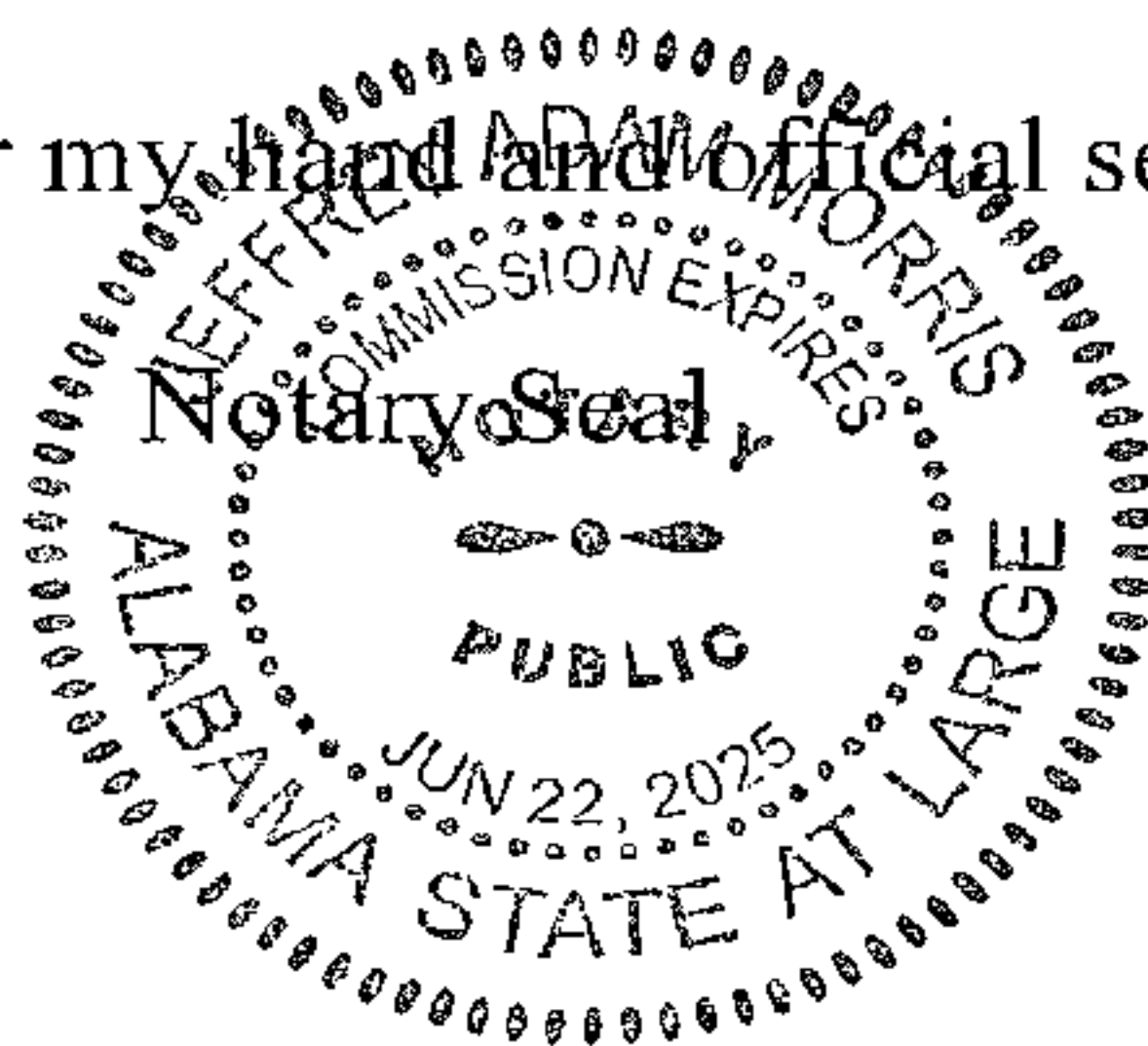


Robert A. Sims

STATE OF AL
COUNTY OF Jefferson

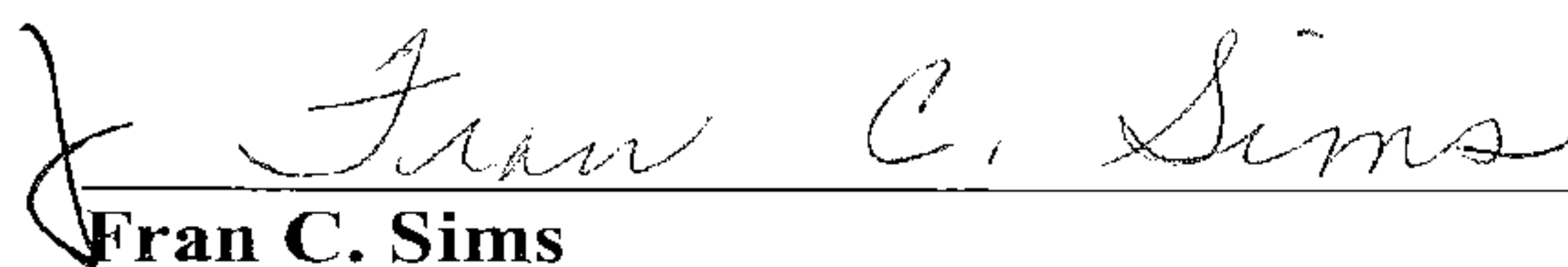
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Robert A. Sims** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2021.



Notary Public

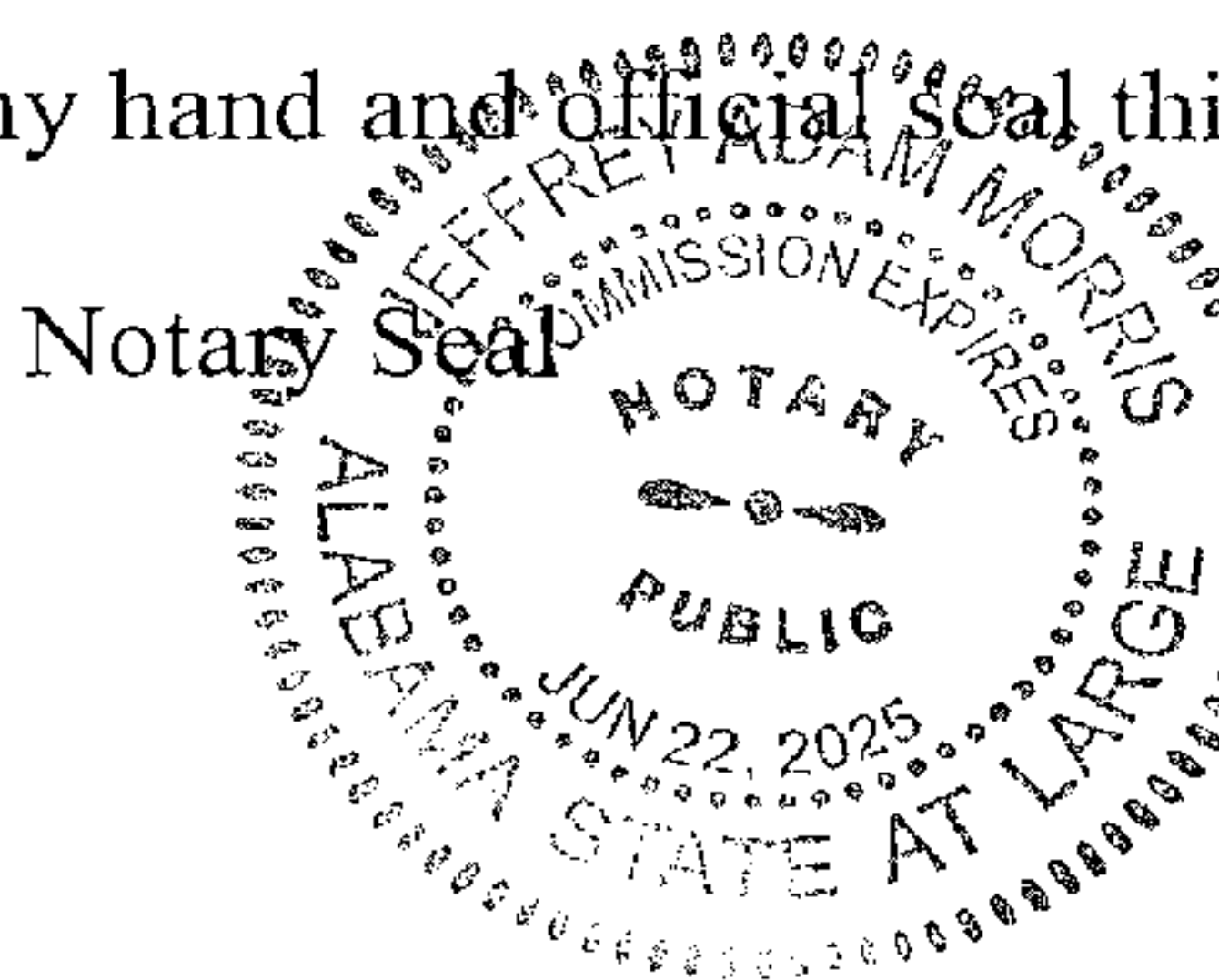
My commission expires: 6/22/2025


Fran C. Sims

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Fran C. Sims** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December.



Notary Public

My commission expires:

6/22/2025

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

Grantor's Name	Robert A. Sims	Grantee's Name	Kelly Doyle Sims
	Fran C. Sims		Robert Allen Sims Jr
Mailing Address	7961 Hwy 55 Wilsonville AL 35186	Mailing Address	7961 Hwy 55 Wilsonville AL 35186
Property Address		Date of Sale	December 29th, 2021
7961 Highway 55, Wilsonville, AL 35186-6435		Total Purchase Price	\$425,000.00
		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 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

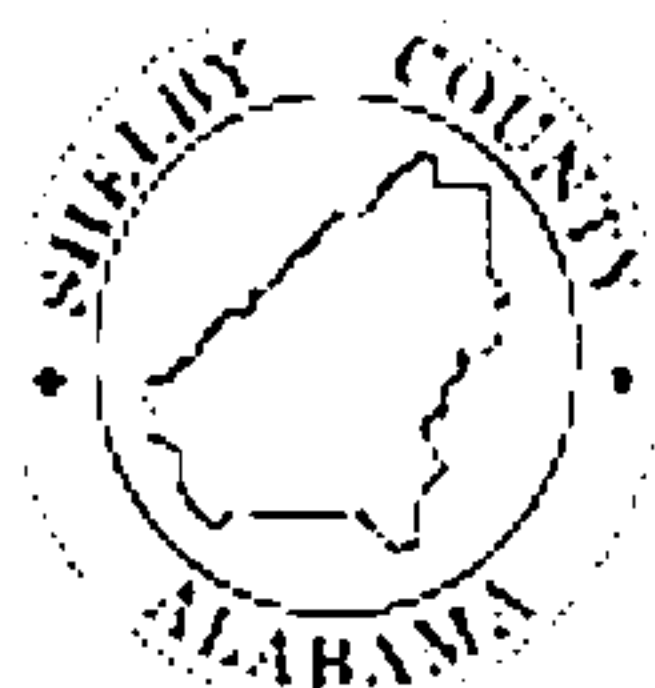
12/29/21

Print

Jeff Morris

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2021 09:04:47 AM
 \$113.00 CHARITY
 20211230000612920

Allie S. Bayl