

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 20<sup>th</sup> Street South  
Irondale, AL 35210

**TITLE NOT EXAMINED**  
**Send Tax Notice To:**  
WINNER CIRCLE, LLC  
201 20<sup>TH</sup> 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 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 0 004 042.000**

LEGAL DESCRIPTION: SUB SARATOGA TOWNHOMES L141 B MB37  
MP004 DIM 24.00x134.95 S11 T24N R13E

PRIMARY LOT: 141  
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 10<sup>th</sup> day of March, 2022.

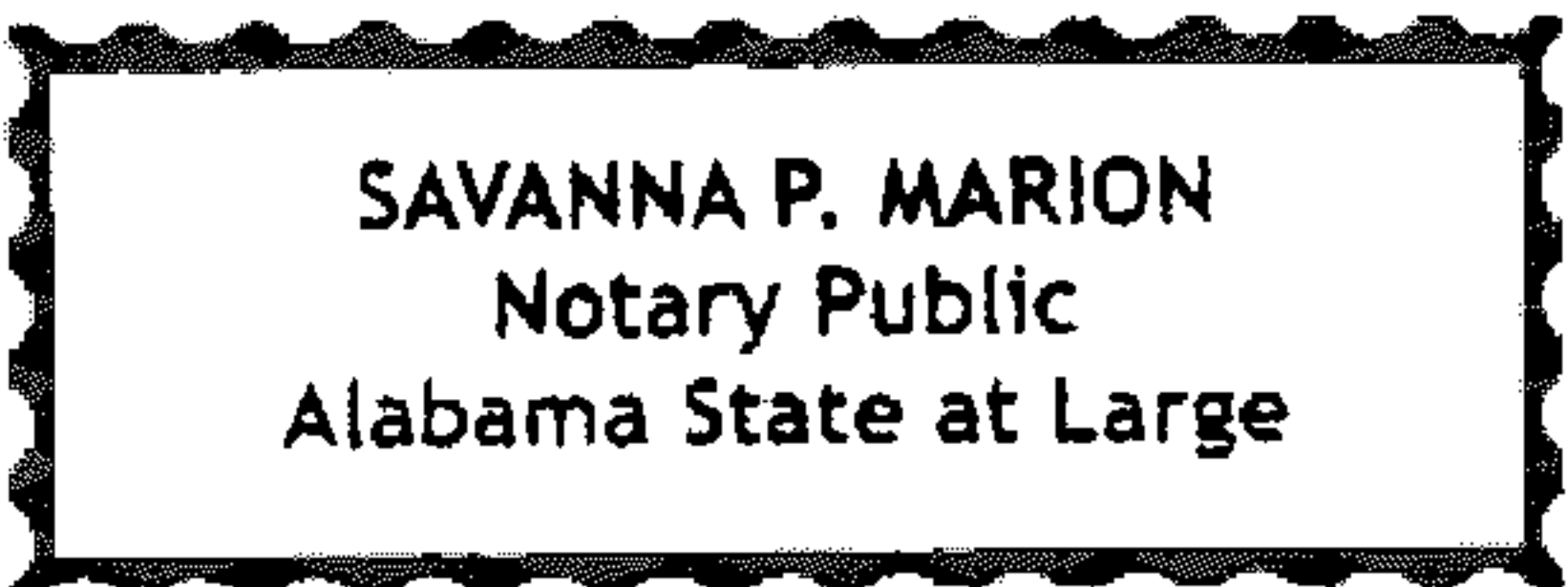
Denise Sims  
DENISE SIMS, Grantor

STATE OF ALABAMA )  
 )  
COUNTY OF JEFFERSON )

I, Savanna P. Marion, a Notary Public in and for said County, in said State, hereby certify that Denise Sims, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of March, 2022.

(SEAL)



Savanna P. Marion  
Notary Public  
My commission expires: 7-1-2025

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

Grantor's Name Denise Sims  
 Mailing Address PO Box 102092  
Irondale, AL 35210

Grantee's Name Winner Circle, LLC  
 Mailing Address 201 20<sup>th</sup> Street South  
Irondale, AL 35210

Property Address 35-1-11-0-004-042.000  
Vacant land  
Catera, AL

Date of Sale 3-10-22  
 Total Purchase Price \$ 250.00

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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 3-10-22

Print Savanna Marion

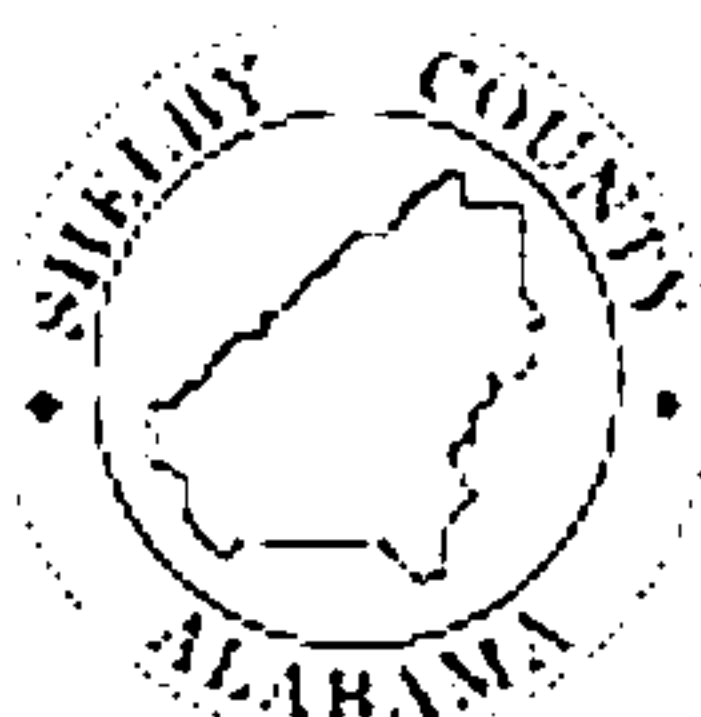
☐ Unattested

Sign S. Marion

(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  
 03/30/2022 02:00:03 PM  
 \$25.50 BRITTANI  
 20220330000129640

*Alvin S. Boyd*