



20220404000135370 1/4 \$63.00
Shelby Cnty Judge of Probate, AL
04/04/2022 11:03:48 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Stephanie Corley
292 Narrows Reach
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifty Thousand and 00/100 (\$250,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jacob A. Mims and wife, Sherona LeeAnne Mims and Alex Y. Mims, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephanie Corley**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 74, according to the Map or Survey of Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11 A and B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, Restrictions, recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the Declaration).

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$219,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor, Alex Y. Mims, nor that of his spouse.

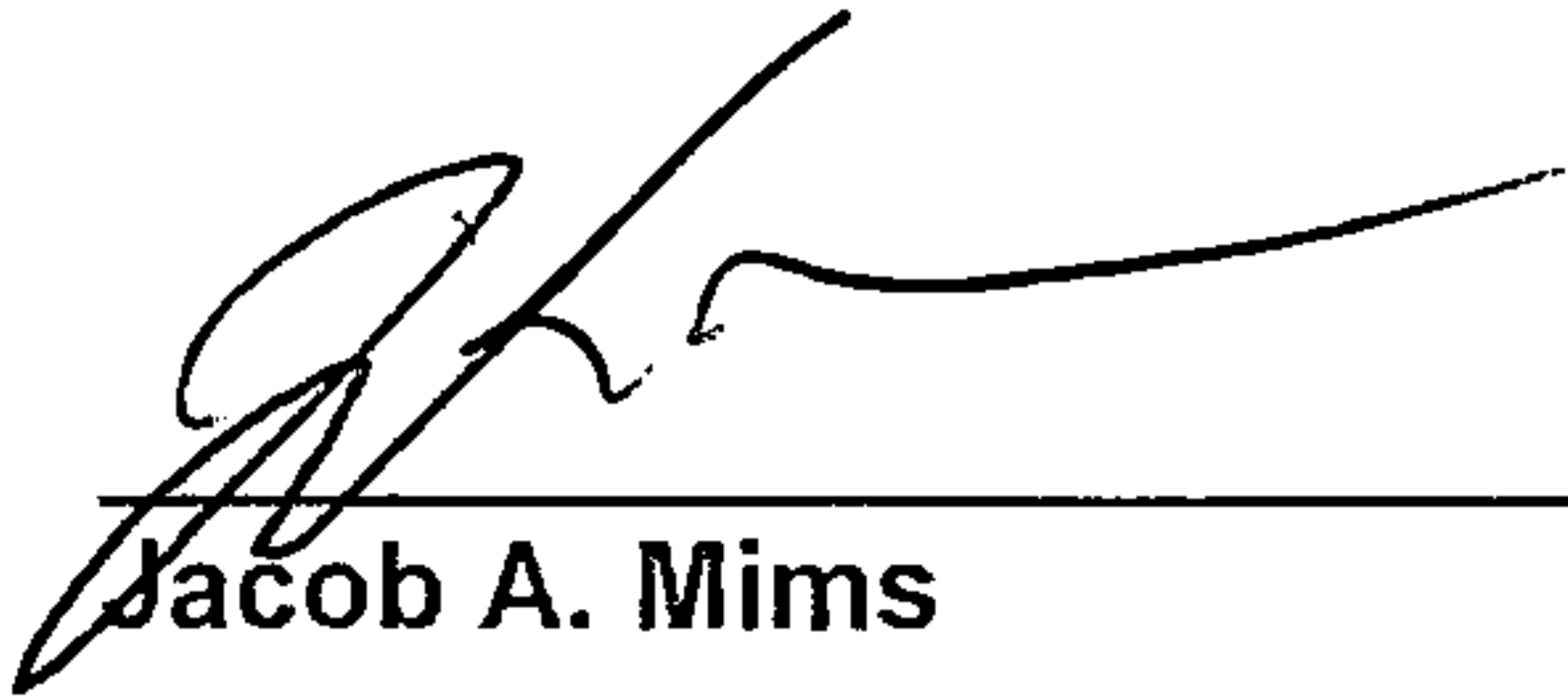
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S, heirs and assigns, forever against the lawful claims of all persons.


CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 04/04/2022
State of Alabama
Deed Tax: \$31.00

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29 day of March, 2022.




Jacob A. Mims



Sherona LeeAnne Mims

STATE OF TENNESSEE)
 :
COUNTY OF SULLIVAN)

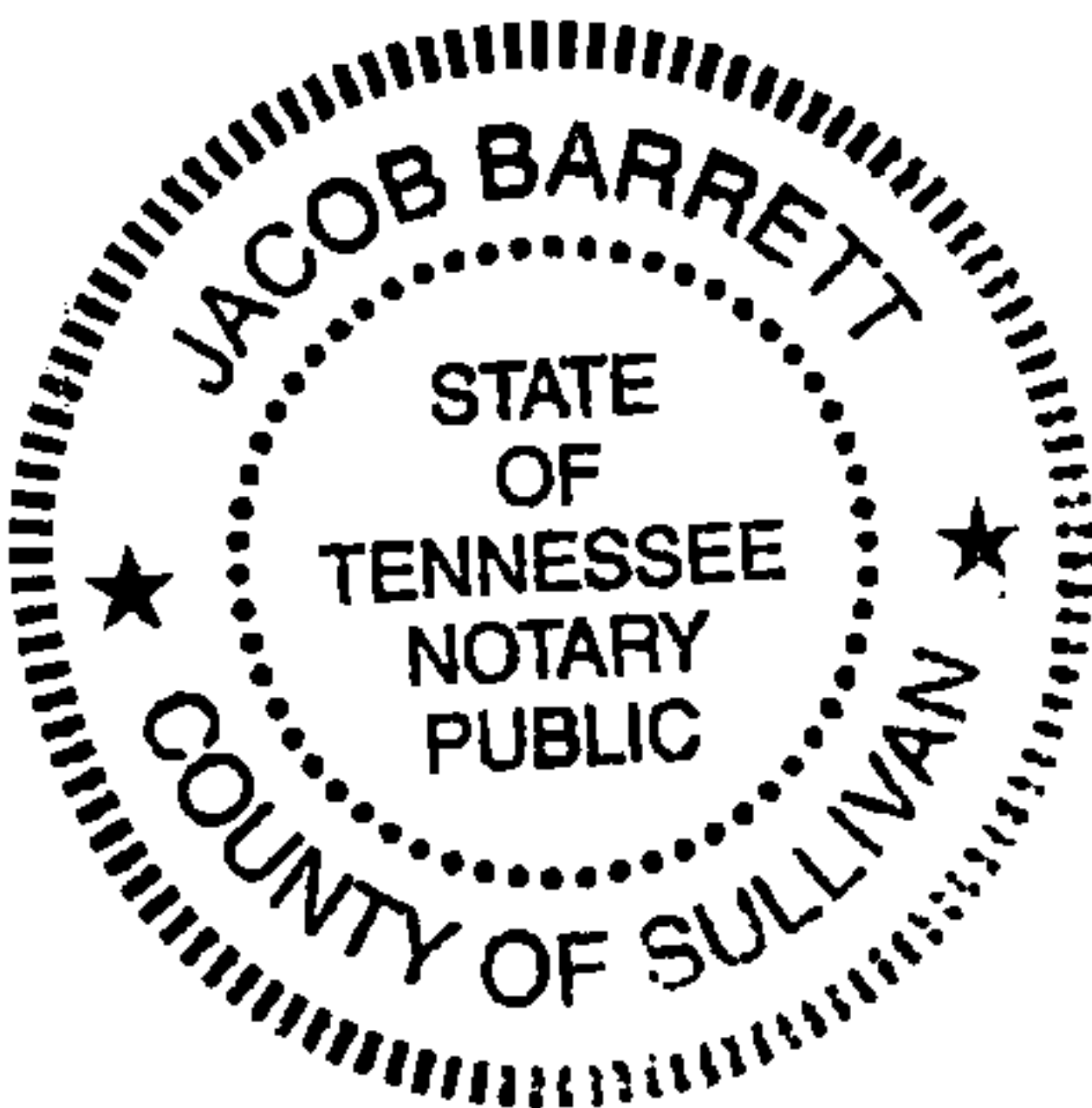

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jacob A. Mims, and wife, Sherona LeeAnne Mims, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 2022.




NOTARY PUBLIC
My Commission Expires: 08/31/2025





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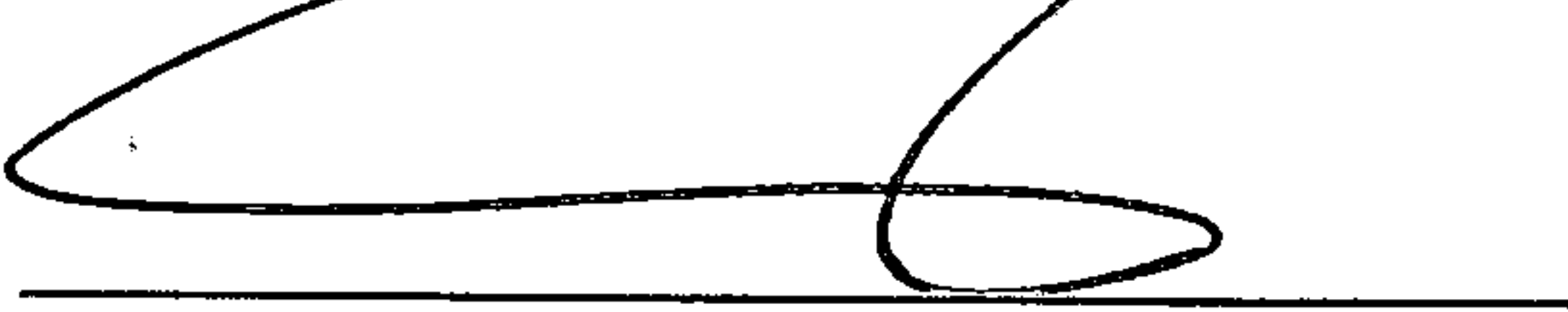
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 30th day of March, 2022.


Alex Y. Mims

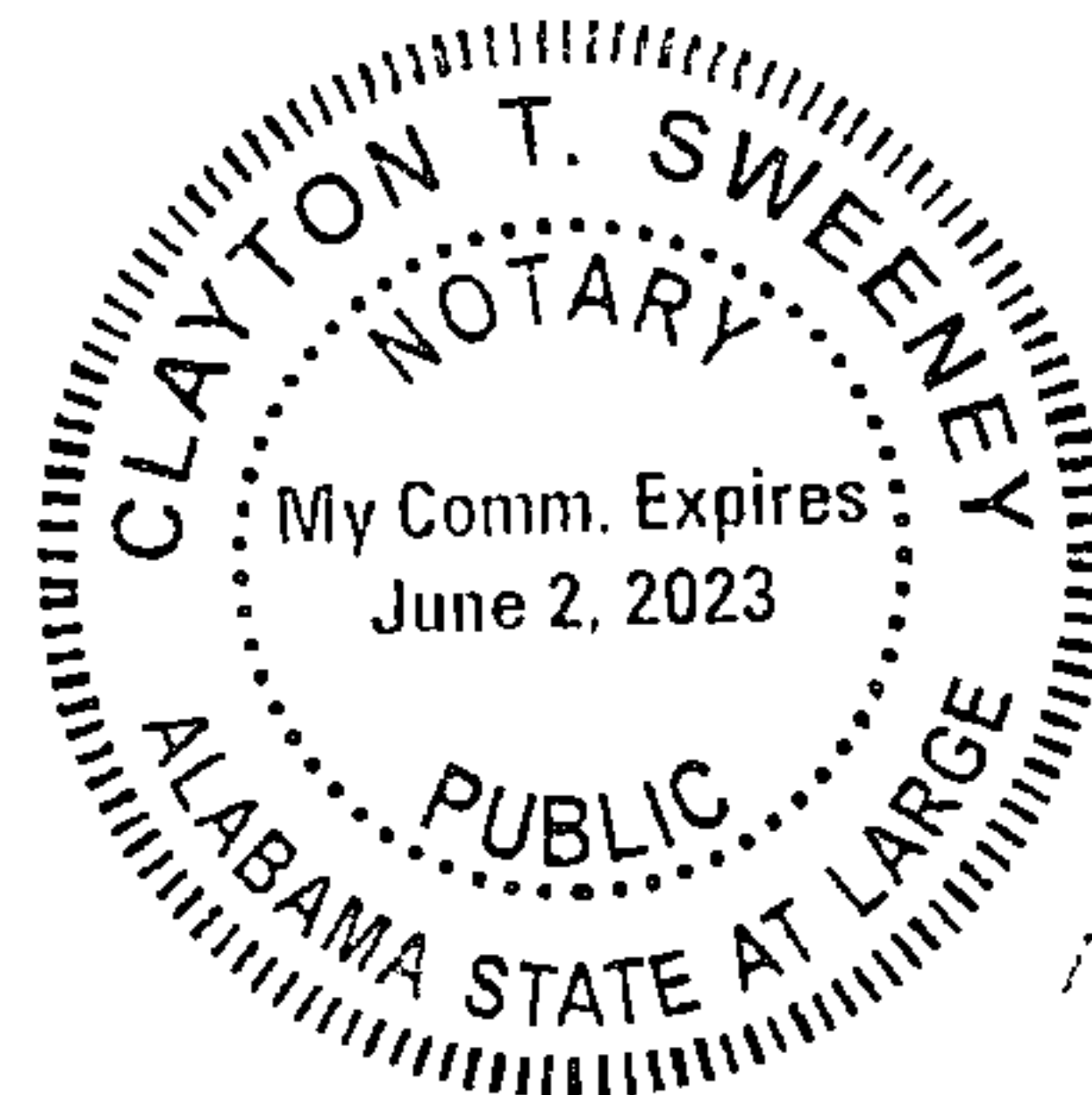
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

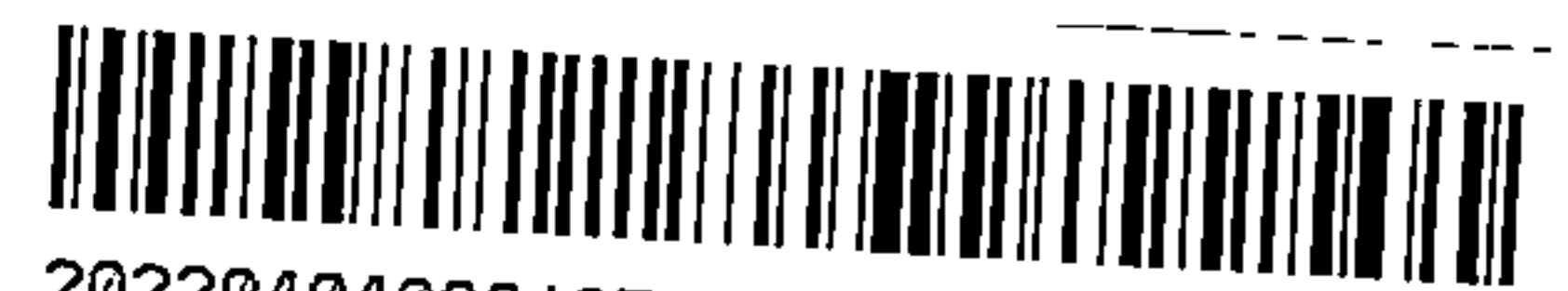
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alex Y. Mims, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 2022.



NOTARY PUBLIC
My Commission Expires: 06/02/2023





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1

Grantor's Name	Jacob A. Mims, Leanne Mims and Alex Y. Mims	Grantee's Name	Stephanie Corley
Mailing Address	205 Bradberry Lane Birmingham, AL 35242	Mailing Address	292 Narrows Reach Birmingham, AL 35242
Property Address	292 Narrows Reach Birmingham, AL 35242	Date of Sale	March 30, 2022
		Total Purchase Price	\$ 250,000.00.
		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 | <input type="checkbox"/> Deed |

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 _____

Print Jacob A. Mims and Alex Y. Mims

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)