20220502000178860 05/02/2022 03:24:02 PM DEEDS 1/3

This instrument prepared by: Michael Galloway 3500 Blue Lake Drive, Suite 320 Birmingham, AL 35223 SEND TAX NOTICE TO:
Martin Eli McCoy and Makayla McCoy
6940 Highway 55
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA		
)	
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Nine Thousand And No/100 Dollars (\$409,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Stephen L. Sims and Kelli D. Sims, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Martin Eli McCoy and Makayla McCoy (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabarha.

Parcel 1:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; thence N 89° 44′ 29" W, a distance of 828.00' to the Point of Beginning; thence S 00° 09′ 17" E, a distance of 254.68′, thence S 89° 51′ 46" W, a distance of 379.50′ to the Easterly right-of-way of Shelby County Hwy 55 to the point of curve of a non-tangent curve to the left, having a central angle of 04° 39′ 59" of and a radius of 3,214.69′, said curve subtended by a chord bearing N 10° 49′ 43" E and a chord distance of 261.74′, thence Northerly along the arc of said curve and along said right-of-way a distance of 261.82′; thence S 89° 44′ 29" E and leaving said right-of-way, a distance of 329.64′ to the Point of Beginning. Containing 2.07 acres, more or less.

Parcel 2:

EASEMENT FOR SEPTIC TANK AND FIELDLINES

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; thence N 89° 44' 29" W, a distance of 828.00' to the Point of Beginning; thence S 00° 09' 17" E, a distance of 254.68', thence S 89° 51' 46" W, a distance of 195.53' to the POINT OF BEGINNING of an easement for septic tank and field lines; thence S 18° 50' 40" W, a distance of 83.58'; thence N 89° 49' 30" E, a distance of 30.87'; thence S 00° 10' 30" E, a distance of 40.00'; thence S 89° 49' 30" W, a distance of 75.00'; thence N 00° 10' 30" W, a distance of 40.00'; thence N 89° 49' 30" E, a distance of 28.26'; thence N 18° 50' 40"E, a distance of 83.59'; thence N 89° 51' 46" E, a distance of 15.86' to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$327,200.00 executed and recorded simultaneously herewith.

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TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this ______day

Stephen L. Sims

Kelli D. Sims

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Sims and Kelli D. Sims whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears, date.

Giver under my hand and official seal on this

my nand and official seal off this / ______ coay

Notary Public

My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023

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Real Estate Sales Validation Form

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

Grantor's Name	Stephen L. Sims and Kelli D. Sims	Grantee's Name	Martin Eli McCoy and Makayla McCoy	
Mailing Address	6940 Highway 55 Wilsonville, AL 35186	Mailing Address	6940 Highway 55 Wilsonville, AL 35186	
Property Address	6940 Highway 55 Wilsonville, AL 35186	Date of Sale Total Purchase P or Actual Value or Assessor's Marke		April 15, 2022 \$409,000.00 \$
•	e or actual value claimed on this for ordation of documentary evidence is n		n the fol	lowing documentary evidence:
Bill of Sale		Appraisal		
Sales Contrac	ct	Other:		
X Closing State	ment			
If the conveyance	document presented for recordation	contains all of the	required	information referenced above,

Instructions

Grantor's name and mailing address - Stephen L. Sims and Kelli D. Sims, 6940 Highway 55, Wilsonville, AL 35186.

Grantee's name and mailing address - Martin Eli McCoy and Makayla McCoy, 6940 Highway 55, Wilsonville, AL 35186.

Property address - 6940 Highway 55, Wilsonville, AL 35186

Date of Sale - April 15, 2022.

the filing of this form is not required.

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 with 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: April 15, 2022

Sign Agent

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 05/02/2022 03:24:02 PM **\$110.00 CHARITY**

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