



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 15<sup>th</sup> day of April, 2022.

[Signature]  
Stephen L. Sims

[Signature]  
Kelli D. Sims

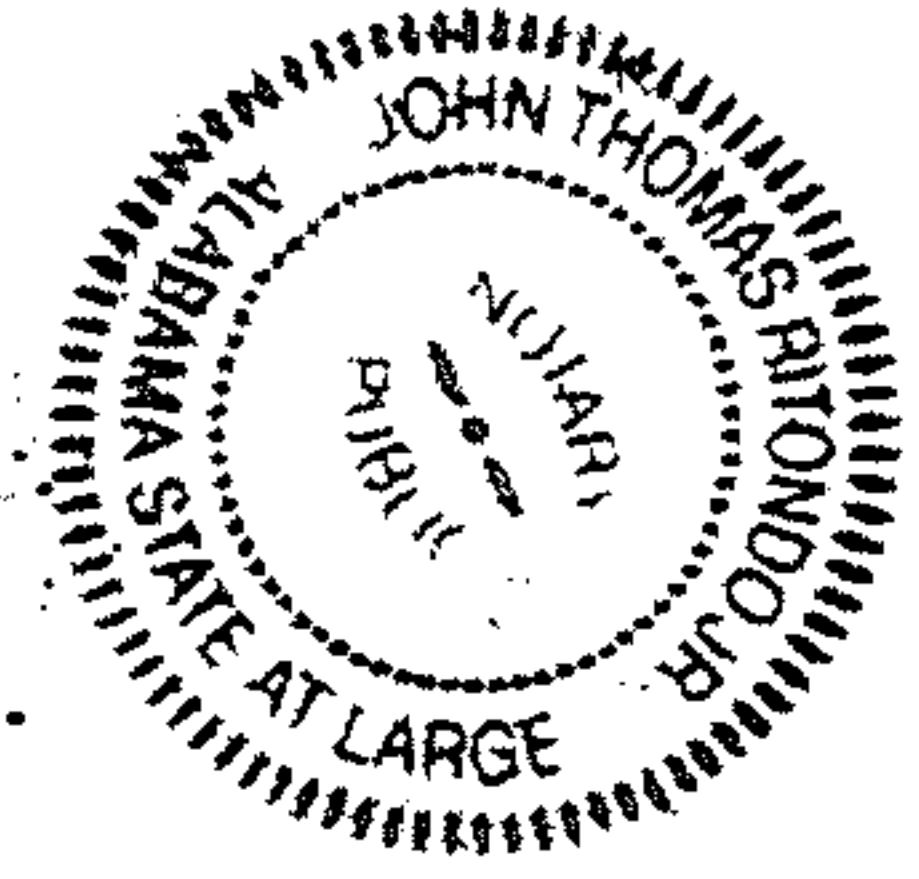
STATE OF ALABAMA  
COUNTY OF JEFFERSON

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.

Given under my hand and official seal on this 15<sup>th</sup> day of April, 2022.

[Signature]  
Notary Public  
My commission expires:

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



**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	April 15, 2022
		Total Purchase Price	\$409,000.00
		<b>or</b>	
		Actual Value	\$ _____
		<b>or</b>	
		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	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 - 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.

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: 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**  
**20220502000178860**

*Allen S. Bayl*