

20220519000205060
05/19/2022 03:32:07 PM
QCDEED 1/2

THIS DOCUMENT WAS PREPARED BY: Denise Sims PO Box 102092 Irondale, AL 35210

Send Tax Notice to:
Timothy Love

225 Wintergreen Road

Valley Grande, AL 36073

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

QUITCLAIM DEED

This indenture is made this 10th day of MAY, 2022 by and between Denise Sims, an unmarried woman, (hereinafter "Grantor") and **Timothy Love** (hereinafter "Grantee") KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Three Thousand Two Hundred Dollars (\$3200) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does quitclaim unto Grantee all of his/her right, title and interest in and to the following described lands in County, Alabama:

Parcel ID: 583501110001003001

Legal Description: BEG NW COR LT 25 SHILOH CRK SEC 1 PLAT 2 MB 42 PAGE 43 S260(S) SWLY356.55 N331.98 E260(S) N180(S) NE122.83 TO W ROW SHILOH CRK DRIVE SELY ALG ROW 170(S) SW TO POB

IN WITNESS WHEREOF, Grantor has affixed his/her hand and seal on the date first written.

Denise Sims
Grantor

Denise Sims
PO Box 102092
Irondale, AL 35210

MADELINE LOUISE PORTER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 12, 2025

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise Sims whose name is signed to the foregoing instrument, and who is 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.

Given under my hand this 10th day of May, 2022..

Madeline J. Porter
Notary Public

My Commission Expires: 03/12/25



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/19/2022 03:32:07 PM
 \$28.50 JOANN
 20220519000205060

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantee's Name: Timothy Love
 Mailing Address: 225 Wintergreen Road
 Valley Grande, AL 36073

Property Address: Shiloh Creek Dr

Date Of Sale: MAY 10th 2022
 Purchase Price: 3200
 Actual Value:
 Assessor's 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
☐ Appraisal
☐ Sales Contract

☐ Closing Statement
☐ 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 5/10/22

Print WESLEY SIMS

 Unattested
 (verified by)

Sign *[Signature]*
 (Grantor, Grantee/Owner/Agent) circle one