

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Sims Family Living Trust
355 Highland View Drive
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million Two Hundred Forty Thousand and 00/100 Dollars (\$1,240,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **WILLIAM R. ROGERS, III and JANET ROGERS, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **ROBERT J. SIMS and SUSAN E. SIMS, Trustees of the Sims Family Living Trust, UTD June 18, 2010** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

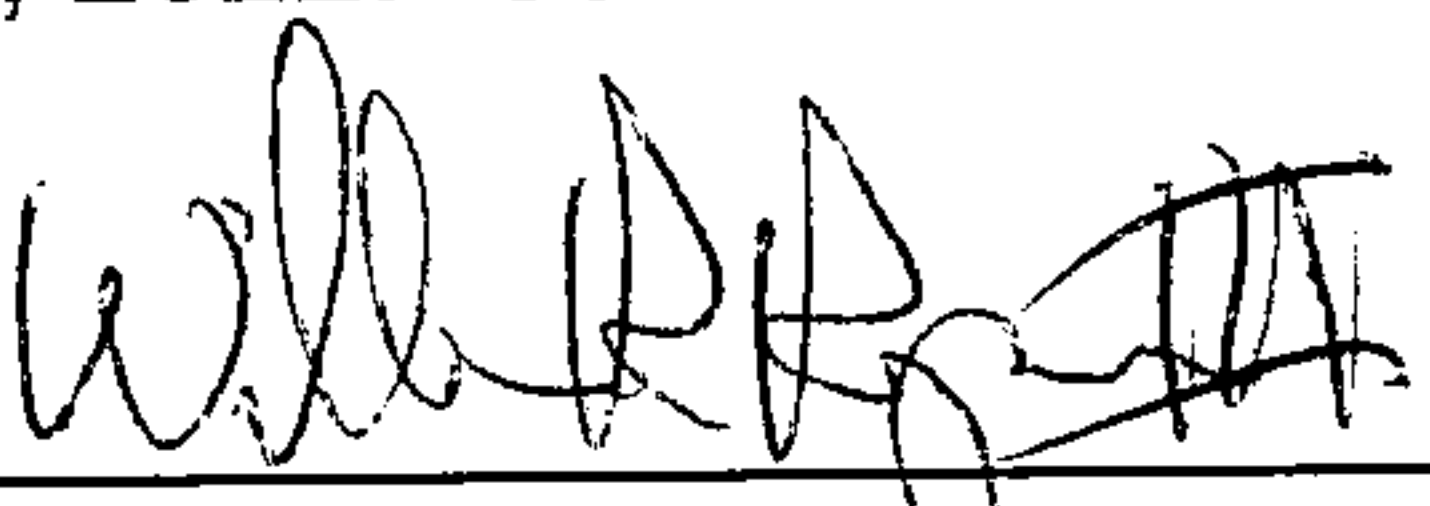
SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantors.

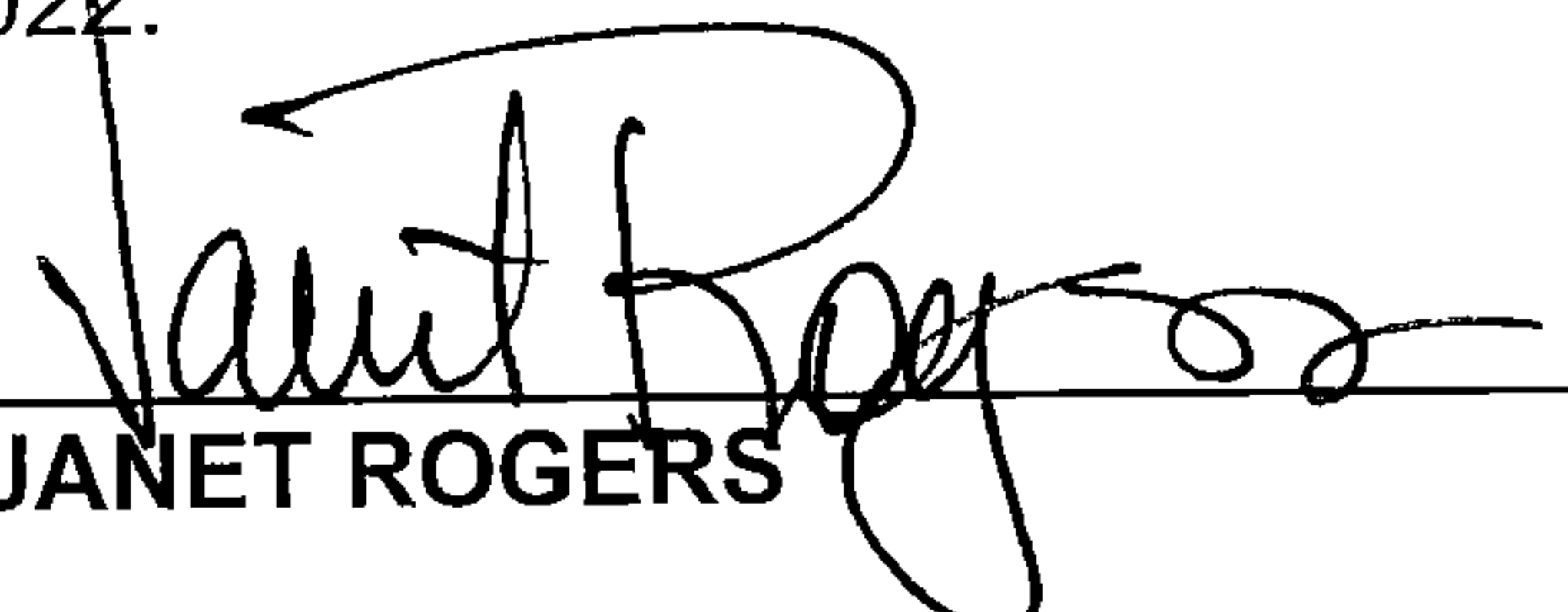
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 31st day of May, 2022. Said deed to be effective June 1, 2022.



WILLIAM R. ROGERS, III



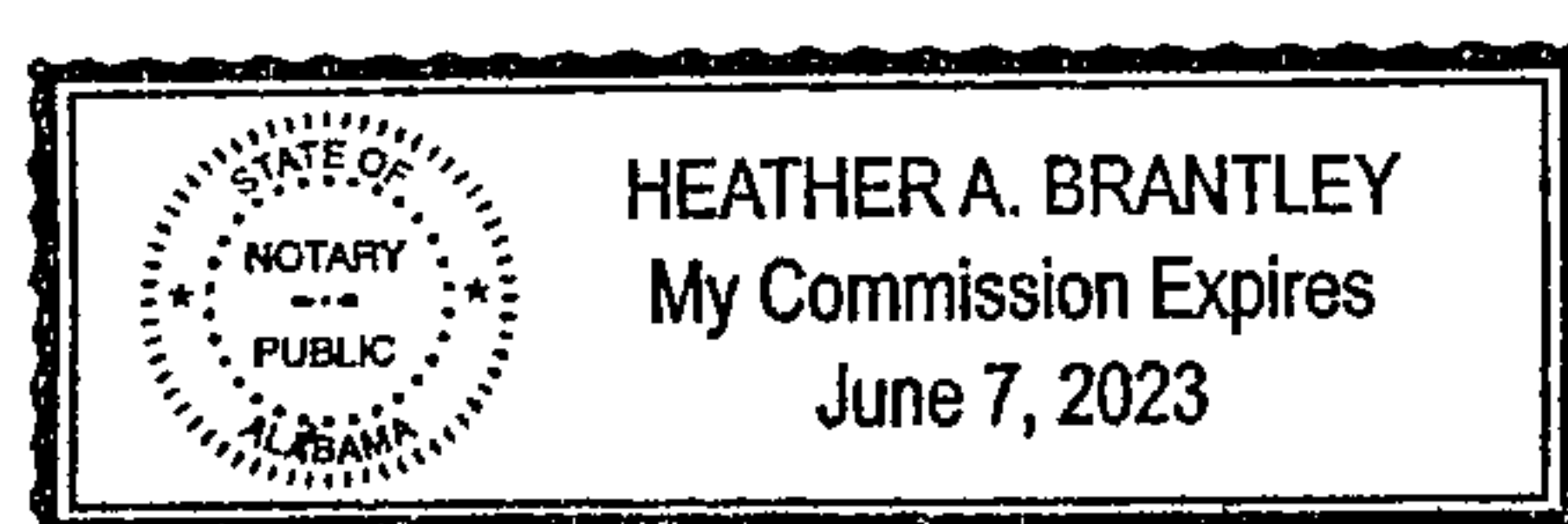
JANET ROGERS

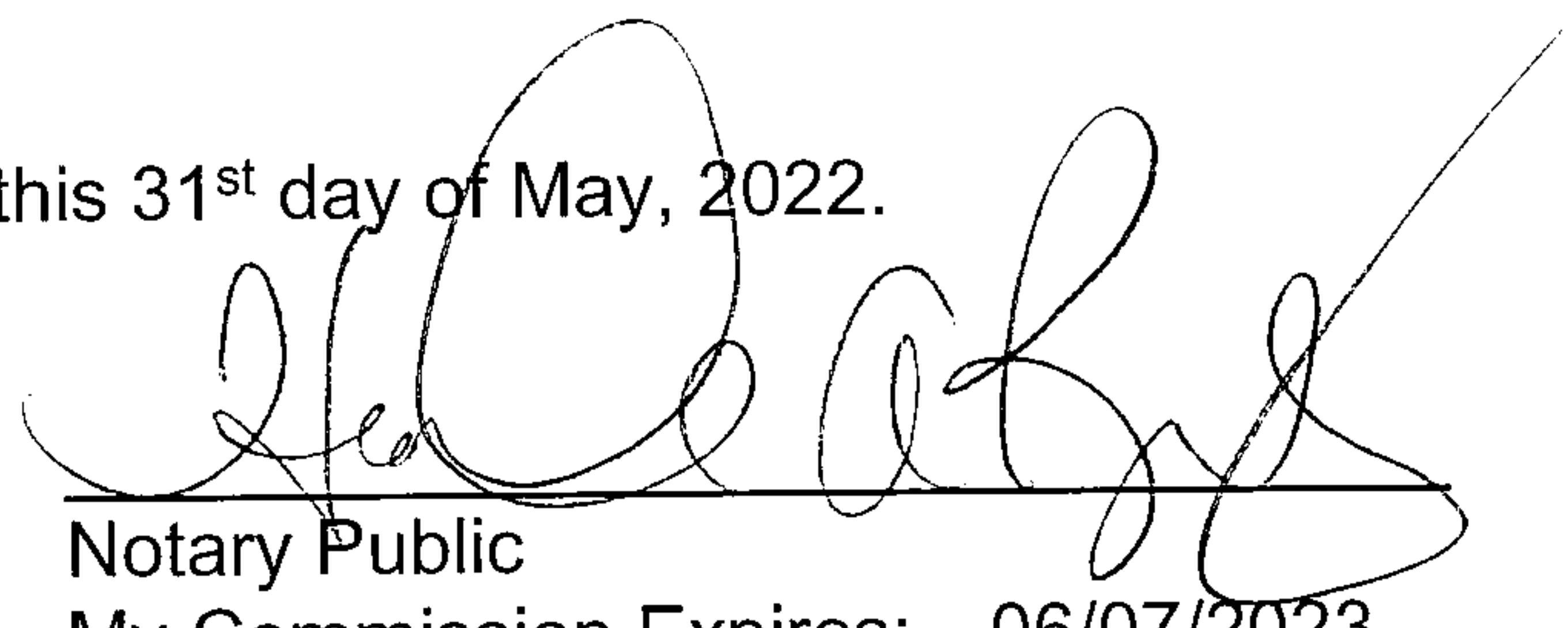
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM R. ROGERS, III and JANET ROGERS**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2022.





Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Lot 30-18, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 30th Sector, recorded as Instrument #20050531000260070, in the Probate Office of Shelby County, Alabama(which together with all amendments thereto, is hereinafter collectively referred to as, the Declaration).

TAX PARCEL NUMBER: 09-2-04-0-008-018.000

Real Estate Sales Validation Form

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

Grantor's Name	WILLIAM R. ROGERS, III	Grantee's Name	Sims Family Living
Mailing Address	JANET ROGERS	Mailing Address	Trust
	234 Courtside Drive		355 Highland View Dr
	Birmingham, AL 35242		Birmingham, AL 35242
Property Address	355 Highland View Drive	Date of Sale	May 31, 2022
	Birmingham, AL 35242	Total Purchase Price \$	1,240,000.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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 - 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 May 31, 2022 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (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
06/14/2022 03:32:11 PM
\$1269.00 PAYGE
20220614000239110

Alvin S. Bayl