

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jerry D. Sims
1842 Sun Valley Rd
Harpersville AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY NINE THOUSAND DOLLARS AND ZERO CENTS (\$29,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeremy D. Sims, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Jerry D. Sims (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or her spouse


No part of the homestead of the Grantor herein or his spouse, if any.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, excutors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of July, 2022

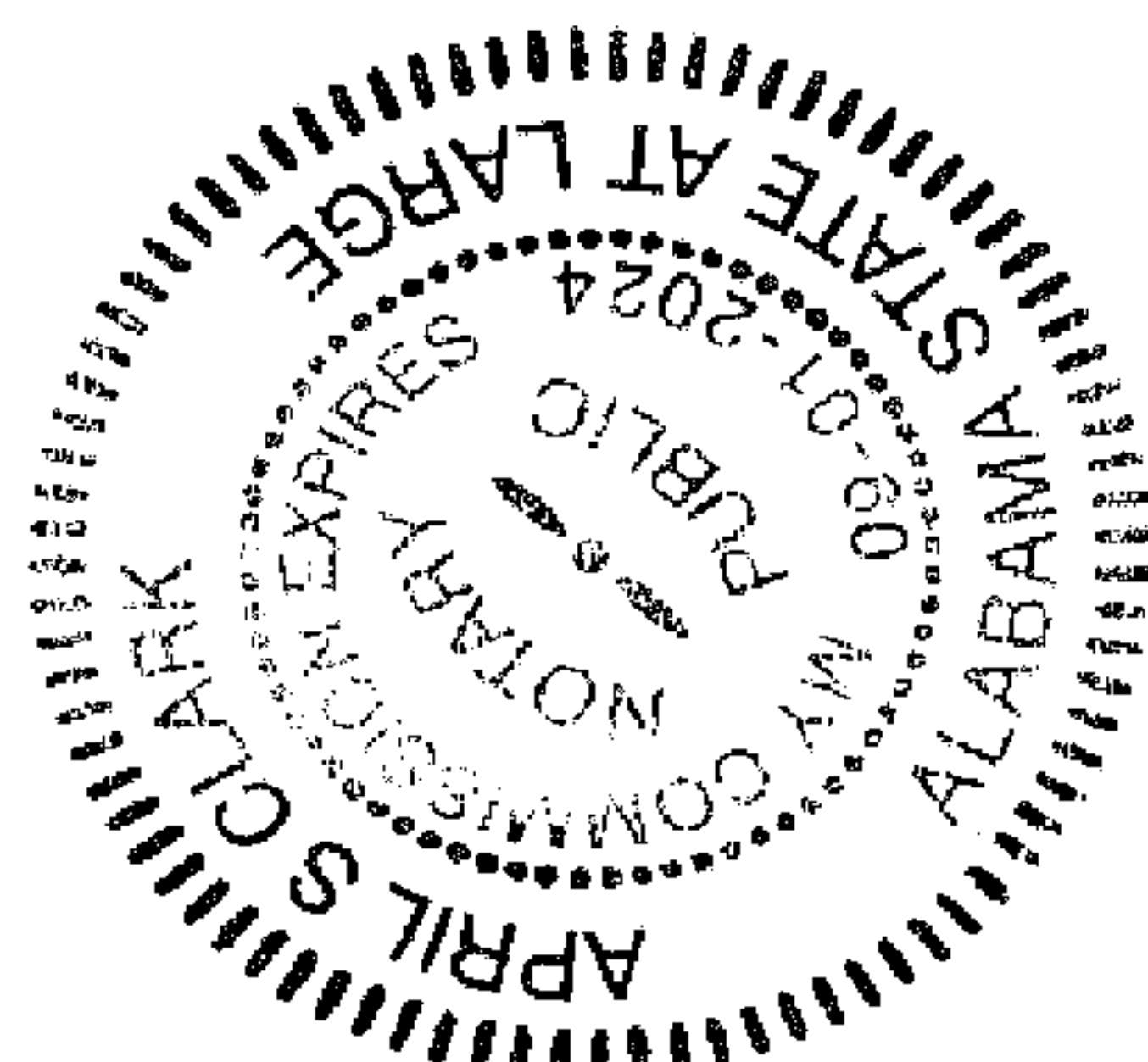


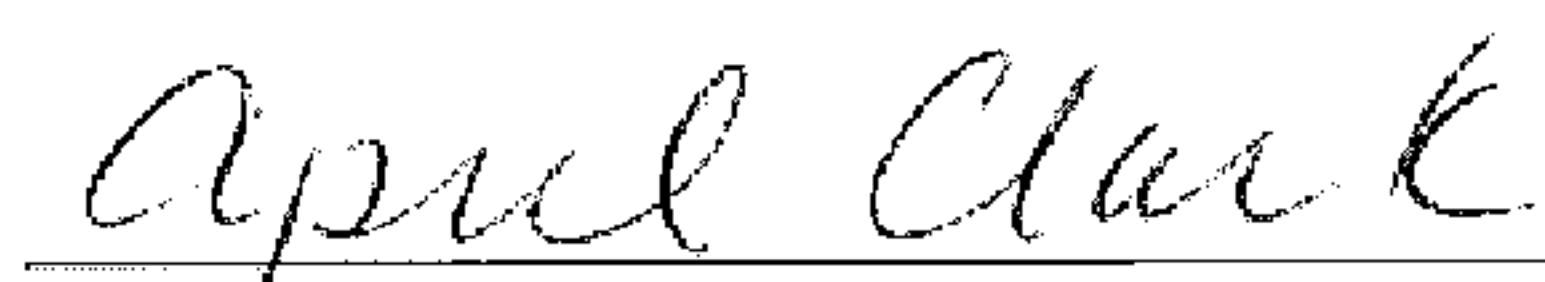
Jeremy D. Sims

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeremy D. Sims**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2022.





Notary Public
My Commission Expires: 9-1-2024

EXHIBIT "A" – LEGAL DESCRIPTION

A parcel of land located in the NE ¼ of the SE ¼ of Section 3, Township 20 South, Range 2 E, situated in Shelby County, Alabama, to wit:

For a point of beginning commence on a corner accepted as the Northeast corner of the Northeast Quarter of the southeast Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and proceed S 0 deg 09' 00" E along the East Boundary of Section 3 for 105.98 feet, thence proceed S 81 deg 59' 09" West 151.33 Feet; thence proceed S 4 deg 18' 57" E 55.34 feet; thence proceed S 28 deg 05' 00" E 150.71 feet to a point on the North boundary of a gravel road or drive; thence proceed S 51 deg 47' 00" W along the North boundary of said gravel drive 134.88 feet; thence proceed N 44 deg 15' 00" West 110.00 feet; thence proceed S 61 deg 29' 00" West; thence proceed N 28 deg 32' 00" West 357.04 feet; thence proceed N 86 deg 58' 48" East a distance of 461.78 to a point on the East boundary of Section 3, said point also being the point of beginning herein described.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 10:08:12 AM
\$57.00 JOANN
20220726000291830

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Jeremy D. Sims
Mailing Address 1842 Sun Valley Rd
Harpersville AL
35078

Grantee's Name Jerry D. Sims
Mailing Address 1842 Sun Valley Rd
Harpersville AL
35078

Property Address Sun Valley Rd

Date of Sale 7-25-22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 29,000.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other tax value

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 Jeremy D. Sims

Unattested _____
(verified by)

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