

Send Tax Notice to:
Mr. and Mrs. Barclay Simmons
3820 Kinross Drive
Birmingham, Alabama 35242

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and Affection and One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **JAMES B. SIMMONS** and wife, **AMY C. SIMMONS** (herein referred to as Grantors), do grant, bargain, sell and convey unto ourselves, **JAMES B. SIMMONS** and wife, **AMY C. SIMMONS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

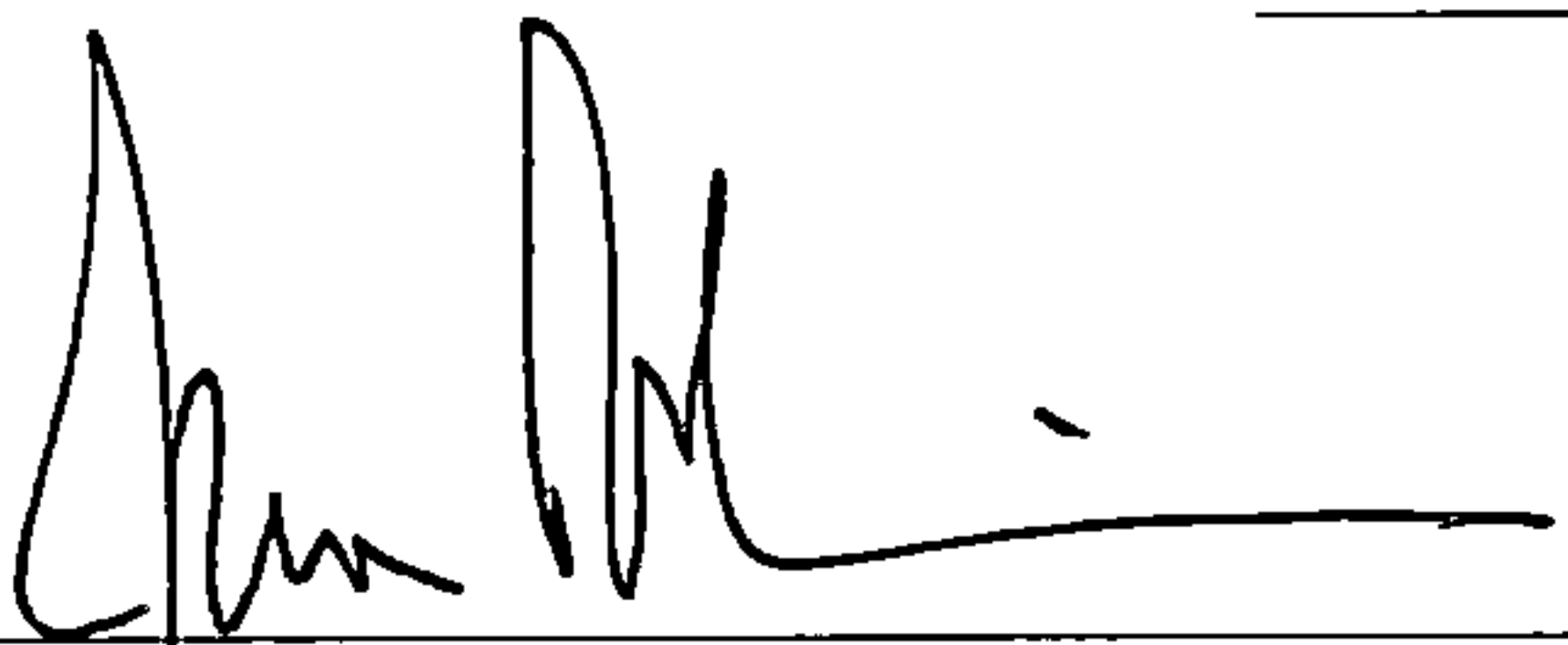
Lot 338 according to the Survey of Brook Highland, an Eddleman Community 7th Sector as recorded in Map Book 13, Page 99 A and B, Shelby County, Alabama Records.

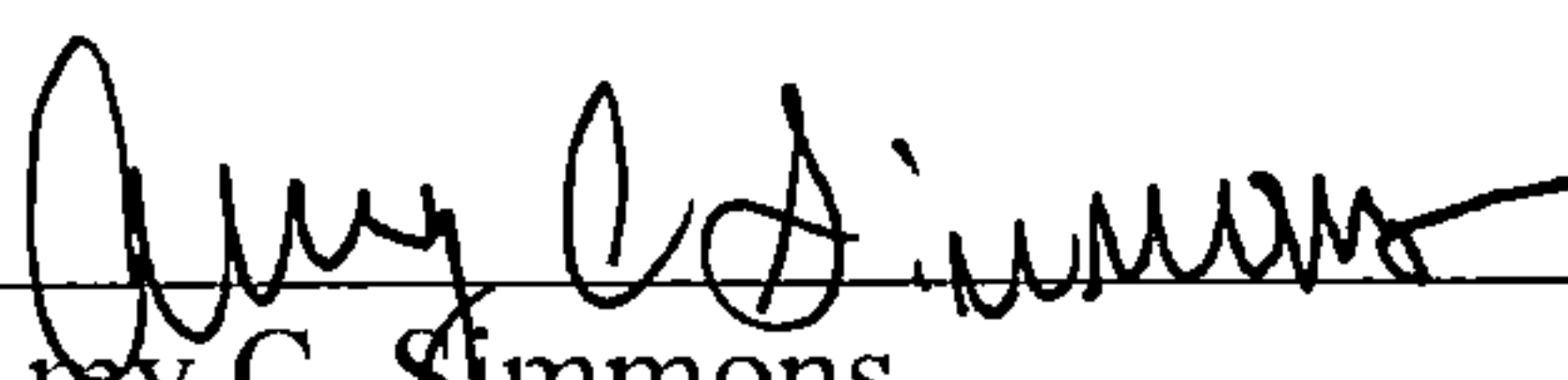
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of September, 2022.


James B. Simmons


Amy C. Simmons



20220907000349490 2/3 \$452.00
Shelby Cnty Judge of Probate, AL
09/07/2022 02:57:34 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that James B. Simmons and wife, Amy C. Simmons, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September,
2022.

Notary Public

My Commission Expires: 9/27/2023

Real Estate Sales Validation Form

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

20220907000349490 3/3 \$452.00
Shelby Cnty Judge of Probate, AL
09/07/2022 02:57:34 PM FILED/CERT

Grantor's Name James B. Simmons &
Mailing Address Amy C. Simmons
3820 Kinross Drive
Birmingham, Alabama 35242

Grantee's Name James B. Simmons &
Mailing Address Amy C. Simmons
3820 Kinross Drive
Birmingham, Alabama 35242

Property Address 3820 Kinross Drive
Birmingham, Alabama 35242

Date of Sale 9/7/2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 423,600.00 x 1/2 = \$211,800.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Commissioner
☐ 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.

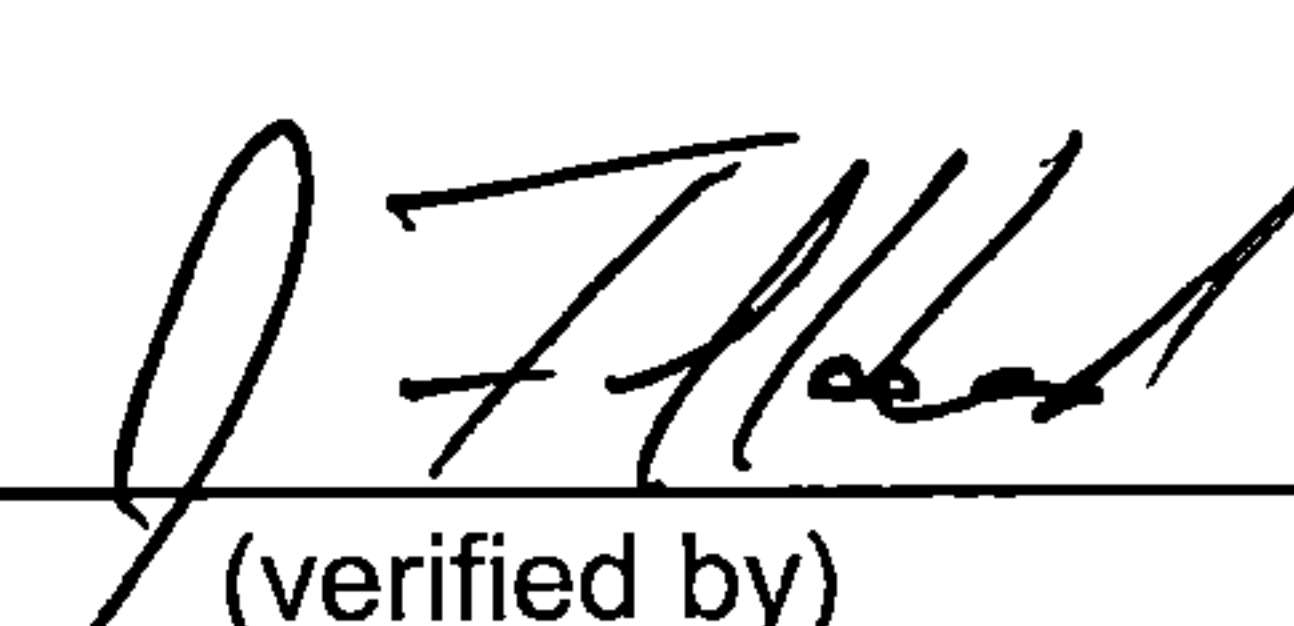
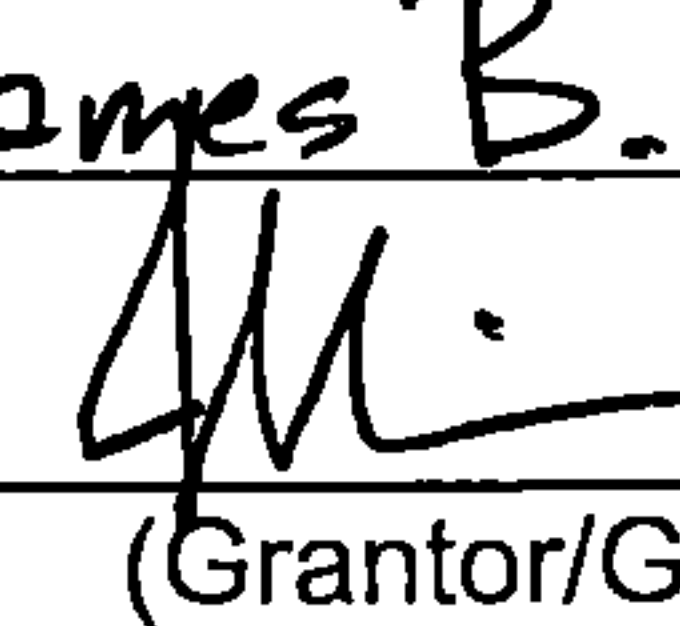
Date of Sale - the date on which interest to the property was conveyed.

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 9/7/2022 Print James B. Simmons
☐ Unattested  Sign 
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1