

This Instrument was Prepared by:

Send Tax Notice To: Jeremy Sims

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

571 Country Church Rd
Harpersville, AL 35078

File No.: MV-22-28570

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Nine Thousand Eight Hundred Dollars and No Cents (\$79,800.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of David Martin Allred, deceased, Probate Case # PR-2022-000617, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy Sims**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$78,354.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of September, 2022.

THE ESTATE OF DAVID MARTIN ALLRED,
DECEASED, PROBATE CASE # PR-2022-000617,
IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Lesia Allred Holcombe
By Lesia Allred Holcombe
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lesia Allred Holcombe as Personal Representative of The Estate of David Martin Allred, deceased, Probate Case # PR-2022-000617, in the Probate Office of Shelby County, Alabama, 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 this the 15th day of September, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

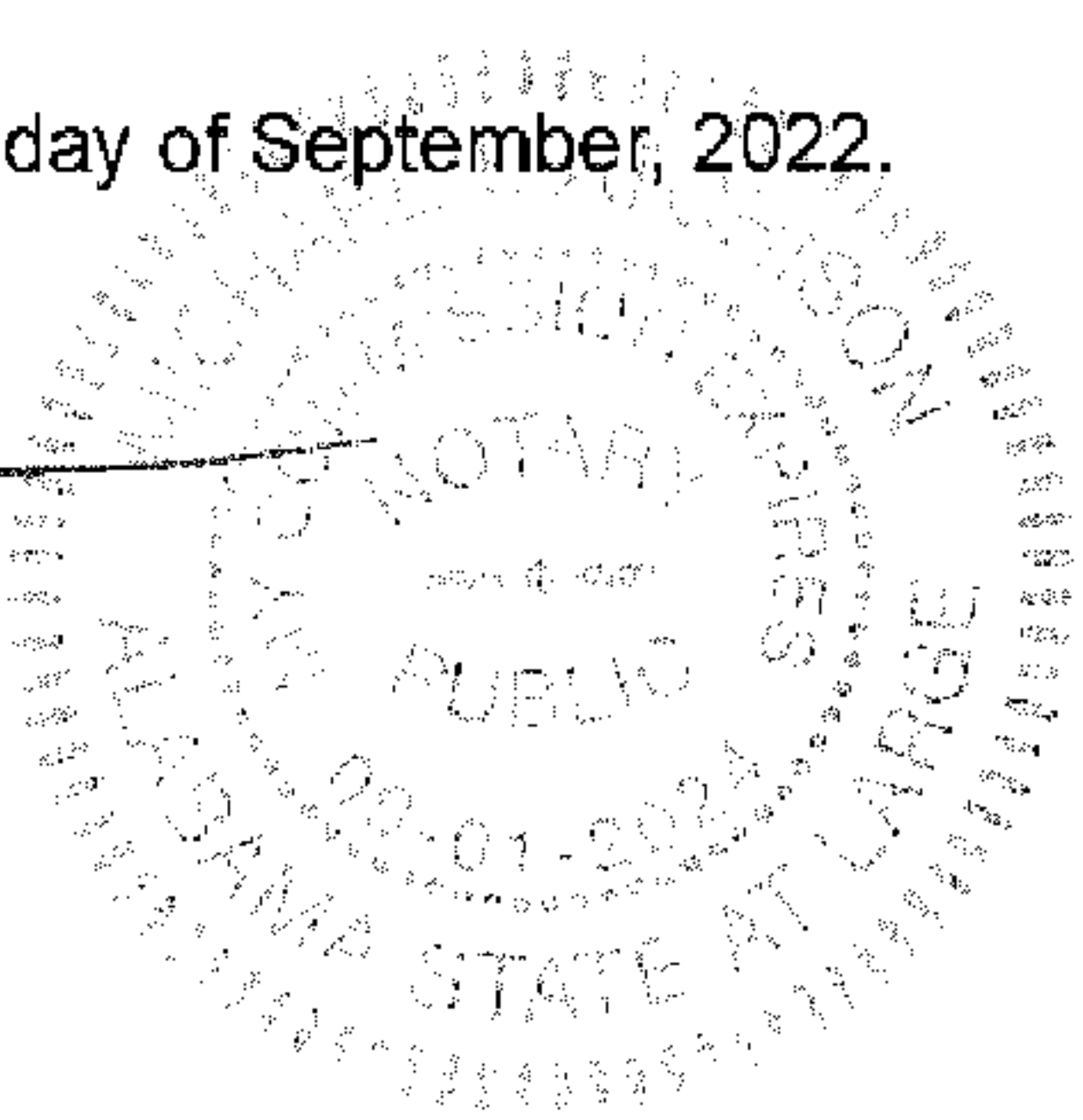


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence Northerly along the East line of said Section 3 for a distance of 458.00 feet to a point; thence 90 degrees, 31 minutes left 24.66 feet to the point of beginning of the property being described; thence continue along last described course 225.00 feet to a point; thence 84 degrees 34 minutes 30 seconds left 95.0 feet to a point; thence 95 degrees 25 minutes 30 seconds left 225.0 feet to a point; thence 84 degrees 34 minutes 30 seconds left 95.0 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	The Estate of David Martin Allred, deceased, Probate Case # PR-2022-000617, in the Probate Office of Shelby County, Alabama	Grantee's Name	Jeremy Sims
Mailing Address	<u>202 Newgate Circle</u> <u>celebration, AL 35007</u>	Mailing Address	<u>571 Country Church Rd</u> <u>Harpersville, AL 35078</u>
Property Address	<u>571 Country Church Rd.</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>September 15, 2022</u>
		Total Purchase Price	<u>\$79,800.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 September 14, 2022

Print The Estate of David Martin Allred, deceased,
Probate Case # PR-2022-000617, in the Probate
Office of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2022 08:00:42 AM
\$29.50 JOANN
20220916000358330

Allen S. Boyd

x Rosia Allred Helcombe

Form RT-1