

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Roy Gregory Sims  
270 Arabian Road  
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 **Eighty Thousand and 00/100 Dollars (\$80,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Molly M. McAfee, an unmarried person**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Roy Gregory Sims and Jan M. Sims**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Part of the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, more particularly described as follows:**

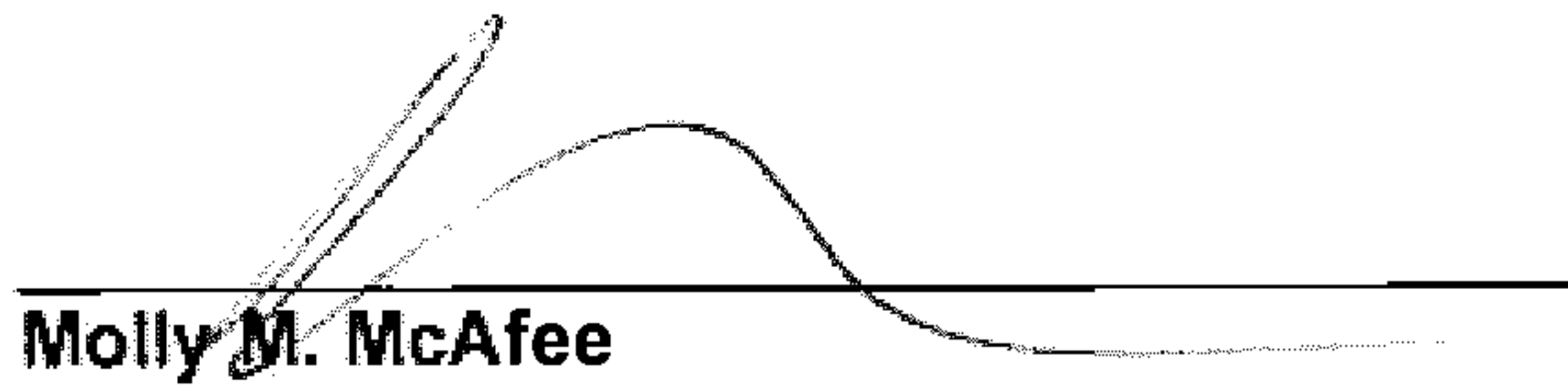
**Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 21 South, Range 2 West; thence North 896.81 feet along the East boundary of said NE 1/4 of the NW 1/4 to the Point of Beginning; thence continue North along the previously described course a distance of 205.88 feet, said point being 232.74 feet South of the Northeast corner of the NE 1/4 of the NW 1/4; thence left 87 deg. 44 min. 20 sec. Westerly 622.81 feet to a point on the Easterly right of way of Arabian Road, formerly known as Hoover Road; thence left 81 deg. 46 min. 22 sec. Southwesterly 209.24 feet along said right of way; thence left 98 deg. 20 min. 44 sec. Easterly 660.87 feet to the Point of Beginning; being situated in Shelby County, Alabama.**

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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

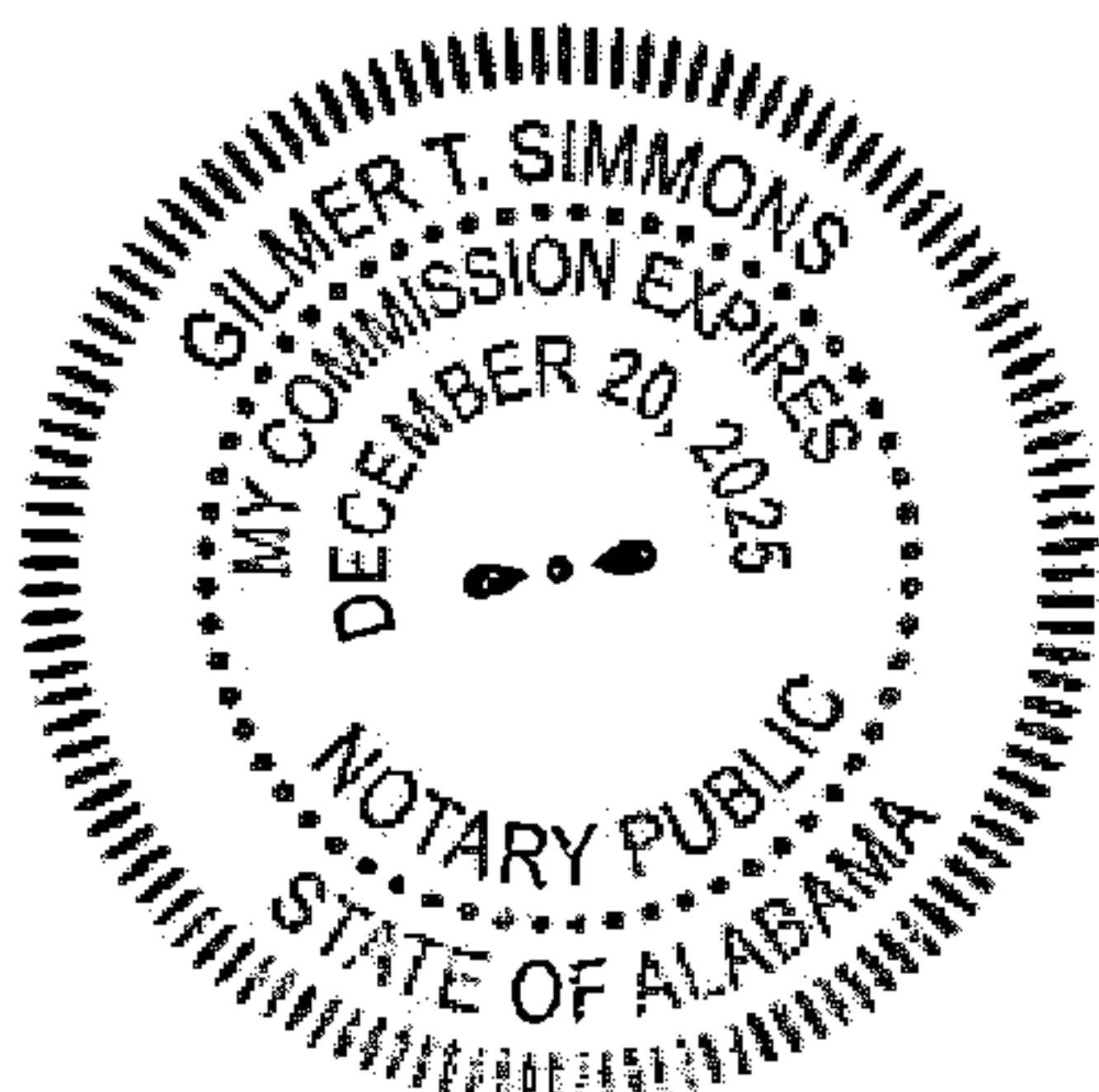
IN WITNESS WHEREOF, I have set my hand and seal, this **26th** day of **April, 2023**.


 (Seal)  
**Molly M. McAfee**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Molly M. McAfee**, 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, **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **26th** day of **April, 2023**.



  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2025**

**REAL ESTATE SALES VALIDATION FORM**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
Grantor Name: **Molly M. McAfee** Date of Sale: **April 26th, 2023**  
Mailing Address: **190 Arabian Road**  
**Columbiana, Alabama, 35051**

Property Address: **190 Arabian Road**  
**Columbiana, Alabama, 35051**

Total Purchase Price: **\$80,000.00**  
Or  
Actual Value: \$ \_\_\_\_\_  
Or  
Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Roy Gregory Sims**  
Grantee Name: **Jan M. Sims**  
Mailing Address: **270 Arabian Road**  
**Columbiana, AL, 35051**

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 Section 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 Section 40-22-1 (h).

Date: **April 26th, 2023**

Print: G. Mer T. Simmon

Unattested \_\_\_\_\_  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/28/2023 09:38:58 AM  
\$105.00 JOANN  
20230428000124000

*Allie S. Boyd*