

This Instrument was Prepared by:

Send Tax Notice To: Jessie R. Simmons

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

File No: MV-23-29362

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Thousand Dollars and No Cents (\$70,000.00)**, 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, **James Barry Gibbs**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jessie R. Simmons**, (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

\$0.00 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 herunto set my (our) hand(s) and seal(s) this the 29 day of

AUGUST 2023

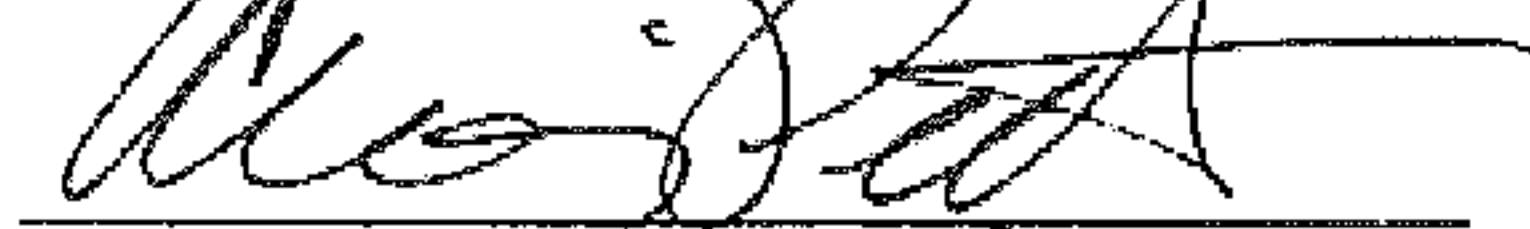

James Barry Gibbs

State of TN

County of Shelby

Allison Prescott, a Notary Public in and for the said County in said State, hereby certify that **James Barry Gibbs**, 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 29 day of August, 2023


Notary Public, State of TN

My Commission Expires: 10/25/2026



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of Southwest Quarter of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast Quarter of Southwest Quarter of Section 32, Township 20 South, Range 2 West; thence westerly along the South line of said quarter-quarter section 665.4 feet; thence 15 degrees 53 minutes right 649.55 feet; thence 88 degrees 37 minutes 37 seconds right 200.84 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 200.86 feet; thence 93 degrees 22 minutes 23 seconds right 670.07 feet to a point that is 30 feet from and perpendicular to the centerline of a road; thence 66 degrees 54 minutes 30 seconds right 218.04 feet to a point that is 30 feet from and perpendicular to the centerline of said road; thence 113 degrees 05 minutes 30 seconds right 744.29 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	<u>James Barry Gibbs</u>	Grantee's Name	<u>Jessie R. Simmons</u>
Mailing Address	<u>3776 Oakley Ave</u> <u>Memphis, TN 38111</u>	Mailing Address	<u>78 Pine Lane</u> <u>Odenville AL 35120</u>
Property Address	<u>503 Oakmont Drive</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>September 01, 2023</u>
		Total Purchase Price	<u>\$70,000.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</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 August 29, 2023

 Unattested

(verified by)

Print James Barry Gibbs

Sign Jessie R. Simmons

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 09:46:25 AM
\$98.00 JOANN
20230906000269060

Form RT-1

Allen S. Bayl