

**PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY
DESCRIPTION**

THIS DOCUMENT PREPARED BY:

Chesley P. Payne
MASSEY, STOTSER & NICHOLS, PC
1780 GADSDEN HIGHWAY
BIRMINGHAM, AL 35235

SEND TAX NOTICES TO:

Simms Landing Homeowners' Association, Inc.
3111 TIMBERLAKE DRIVE
VESTAVIA HILLS, AL 35243

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Clayton Properties Group, Inc.**, (herein referred to as "GRANTOR"), does hereby remise, release, quit claim, and convey unto **Simms Landing Homeowners' Association, Inc.**, (herein referred to as "GRANTEE"), that certain real estate, situated in Shelby County, Alabama, and more particularly described as follows:

Common Area 2, according to the Plat of Simms Landing, Phase I, as recorded in Map Book 52, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Common Area 1A, according to the Resurvey of Common Area 1, Simms Landing, Phase I, as recorded in Map Book 55, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Common Area 3, according to Simms Landing, Phase 1B, as recorded in Map Book 53, Page 37A, in the Office of the Judge of Probate of Shelby County, Alabama.

Common Area 4, according to Simms Landing, Phase 1B, as recorded in Map Book 53, Page 37B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said Grantee, its beneficiaries, successors, and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 26th day of 26th May, 2022.

Clayton Properties Group, Inc.

By: _____

Its: _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brooks Harris, whose name as Vice President of Clayton Properties Group, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal of office this the 26th day of May, 2022.

Notary Public

My Commission Expires: _____

My Commission Expires
September 18, 2023

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

Grantor's Name Clayton Properties Group, Inc
 Mailing Address 3111 Timberlake Drive
Vestavia Hills, AL 35243

Grantee's Name Simms Landing Homeowners' Association, Inc.
 Mailing Address 3111 Timberlake Drive
Vestavia Hills, AL 35243

Property Address See Property Description

Date of Sale 9/8/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/08/2023 01:22:02 PM
 \$29.00 BRITTANI
 20230908000272290

Ann S. Byrd

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 § 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 9/8/2023

Print David L. Glenn, Agent

☐

Unattested

/s/ Nicole Schmidt

(verified by)

Sign

David L. Glenn

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1