

THIS DOCUMENT WAS PREPARED BY: Denise Sims PO Box 102092 Irondale, AL 35210

Send Tax Notice to:  
Juan Carlos Rivera and Blanca Yanira Rivera  
194 Flagstone Ln  
Calera, AL 35040

STATE OF ALABAMA )  
COUNTY OF SHELBY )

QUITCLAIM DEED

This indenture is made this 6th day of October, 2023 by and between Denise Sims, an unmarried woman, (hereinafter "Grantor") and **Juan Carlos Rivera and Blanca Yanira Rivera** (hereinafter "Grantee") KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Dollars (\$7,500 ) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does quitclaim unto Grantee all of his/her right, title and interest in and to the following described lands in Shelby County, Alabama:

Parcel ID: '582805213001014000

Legal Description: SUB WORD'S ADDITION TO TOWN OF CALERA L7 8 B000 MB03 MP013 DIM 130x250  
S21 T22S R02W

Commonly known as: 1976 17th Street

MB: 3 PAGE:13

IN WITNESS WHEREOF, Grantor has affixed his/her hand and seal on the date first written.

Denise Sims BY My Self AS POA  
Grantor

Denise Sims  
PO Box 102096  
Irondale, AL 35210

MADELINE LOUISE PORTER  
NOTARY PUBLIC, ALABAMA STATE # 123456  
MY COMMISSION EXPIRES MAR 12 2025

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wesley Sims signs the foregoing instrument in his representative capacity as attorney-in-fact for Denise Sims and he is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10<sup>th</sup> day of October, 2023..

Madeline J. Porter  
Notary Public  
My Commission Expires: 03/12/25



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/16/2023 11:07:36 AM  
 \$32.50 JOANN  
 20231016000304830

*Allen S. Bayl*

### Real Estate Sales Validation Form

Grantor's Name: Denise Sims  
 Mailing Address: PO Box 102096  
 Irondale, AL 35210

Grantee's Name: Juan Carlos Rivera and Blanca Yanii  
 Mailing Address: Rivera  
 194 Flagstone Ln  
 Calera, AL 35040

Property 1976 17th Street  
 Address: Calera, AL 35040

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)

Date Of Sale:  
 Purchase Price:  
 Actual Value:  
 Assessor's Value

*OCT. 6, 2023*  
~~September 13th, 2023~~  
 \$7,500

\_\_\_\_ Bill of Sale  
 \_\_\_\_ Closing Statement  
 \_\_\_\_ Appraisal  
☒ Sales Contract  
 \_\_\_\_ Other

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 *10/6/23*

Print *WESLEY SIMS*

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

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