
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
2820 COLUMBIANA ROAD STE 100
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
SHARON E. SIMS
913 HADDINGTON DALE
PELHAM, ALABAMA 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, SHARON E. SIMS, AN UNMARRIED PERSON (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto SHARON E. SIMS, KELLY SIMS HERRON AND ARNOLD ROY SIMS III, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein referred to as GRANTEES), all of my interest in the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 307, ACCORDING TO THE FINAL PLAT HADDINGTON PARC AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

****A. ROY SIMS JR., THE OTHER GRANTEE IN INSTRUMENT# 20050609000282800, DIED ON OR ABOUT JULY 19, 2019.**

*****TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE*****

TO HAVE AND TO HOLD Unto the said GRANTEES and their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, SHARON E. SIMS, has hereunto set his/her signature and seal, this the 13th day of April, 2024.

Sharon E. Sims
SHARON E. SIMS

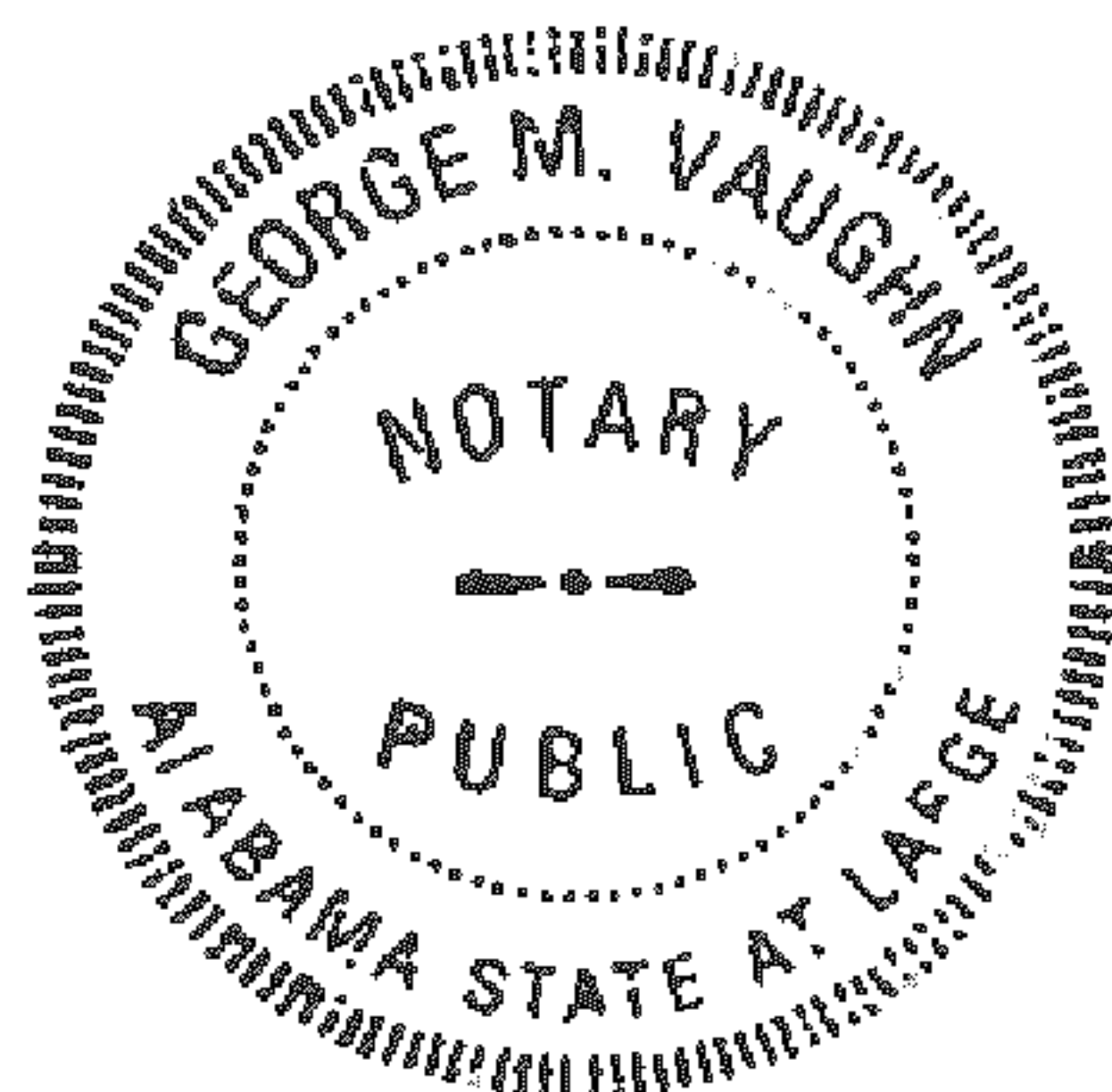
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that SHARON E. SIMS 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 he/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 13th day of April 2024.

George M. Vaughn
Notary Public



My commission expires: 9/18/2025

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

Grantor's Name SHARON E. SIMS
 Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name SHARON E. SIMS
 Mailing Address 913 HADDINGTON DALE
PELHAM, AL 35124

Property Address 913 HADDINGTON DALE
PELHAM, AL 35124

Date of Sale APRIL 13, 2024
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$393,500 divided by 3 X2 = 262333

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 TRANSFER 2/3 INTEREST TO CHILDREN
☐ 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 4/13/2024

Print George M. Vaughn



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 04/15/2024 08:15:14 AM
 \$291.50 JOANN
 20240415000105970

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Ann S. Boyd