

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **Anson Scott Sims and his wife, Sandra Stetler Sims**, hereby remise, release, quitclaim, grant, and convey all of our interest to **Anson Scott Sims and Sandra Stetler Sims, Trustees of the Sims Living Trust**, in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR

SEE EXHIBIT "A"

Source of title: Instrument # 20140627000195430

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns in fee simple.

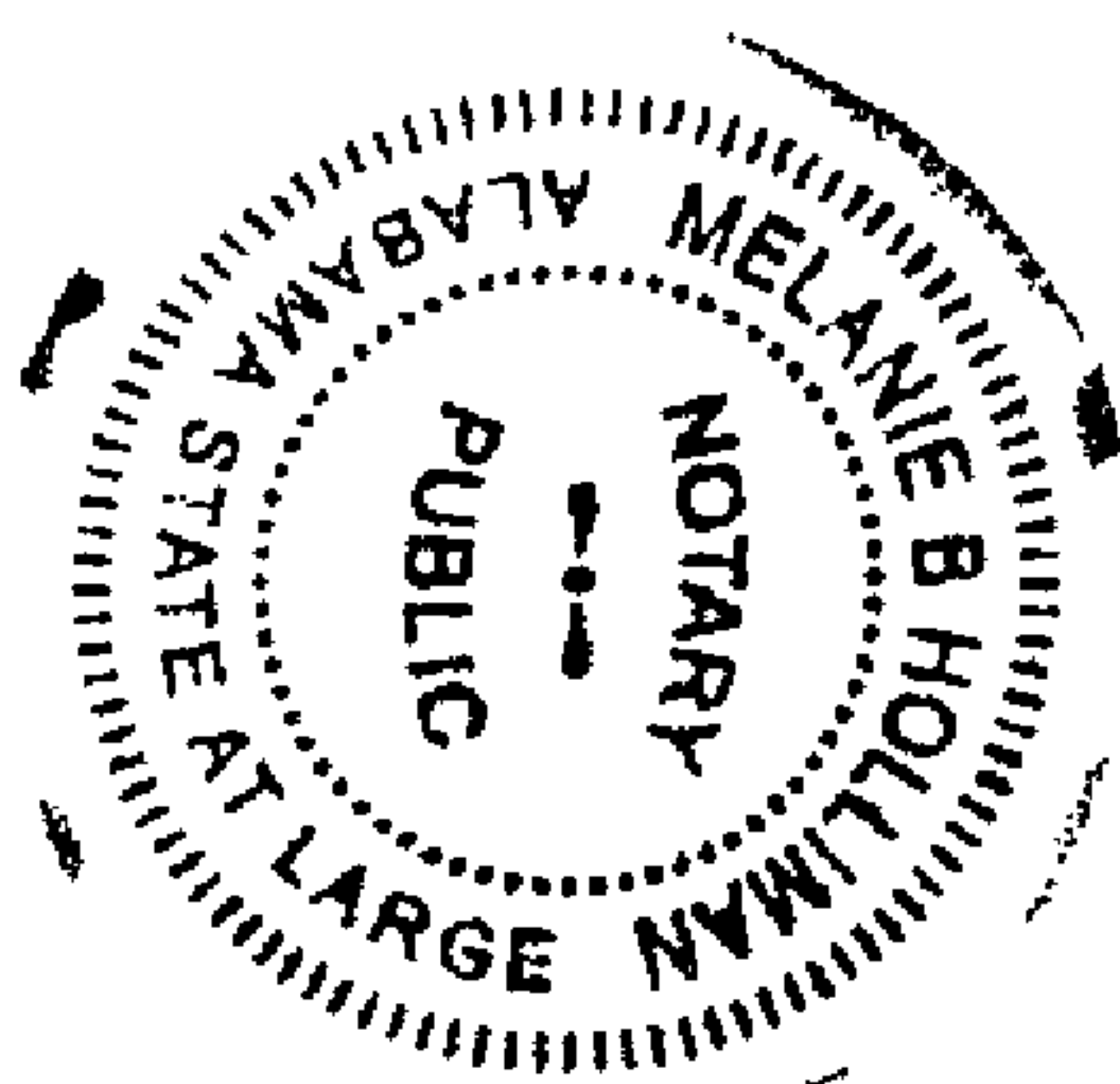
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 28 day of May, 2024.

Anson Scott Sims (SEAL)
Anson Scott Sims

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Anson Scott 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28 day of May, 2024.



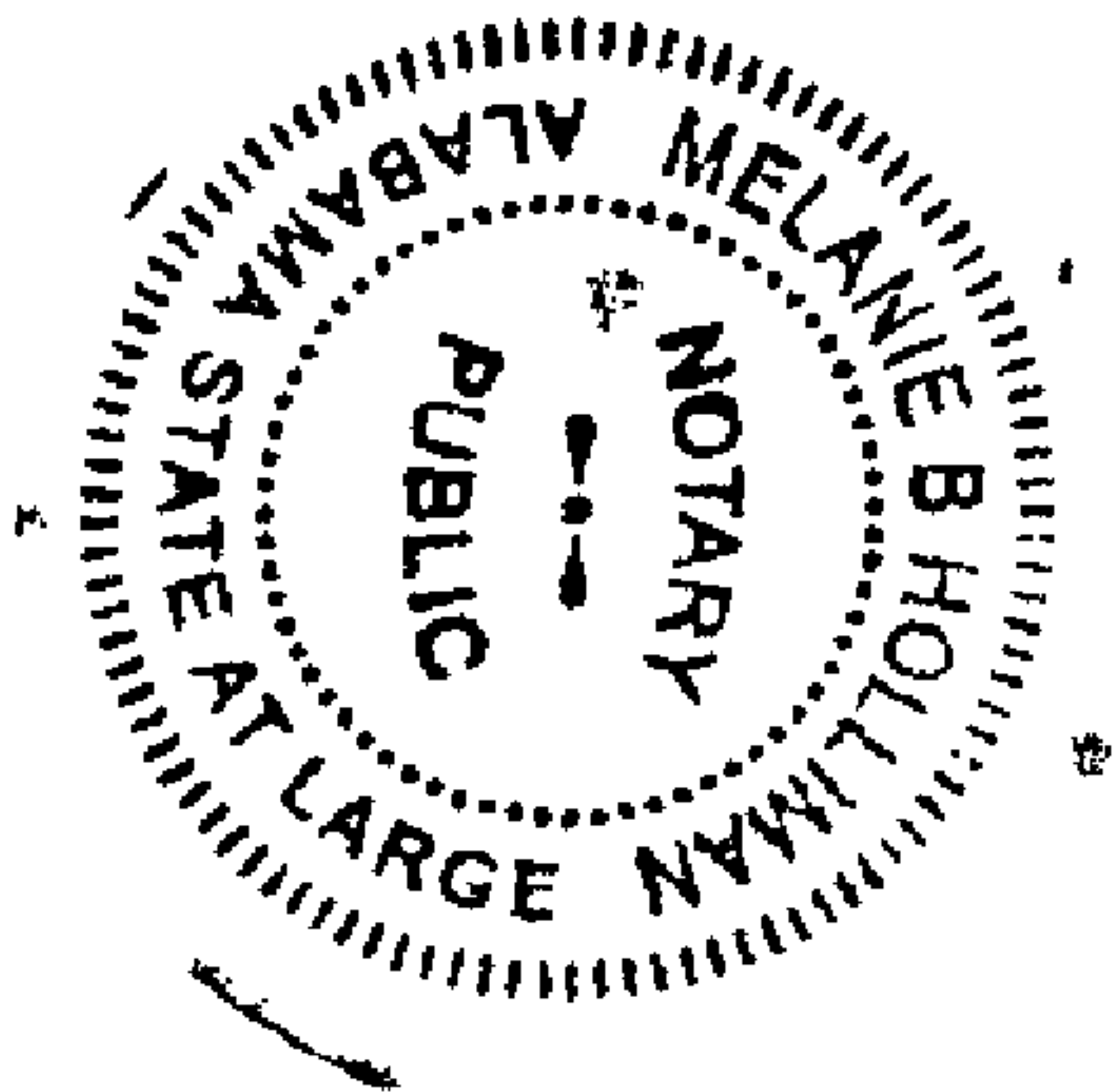
Melanie B. Holliman
Notary Public
My Commission Expires 06-08-2027.

Sandra Stetler Sims (SEAL)
Sandra Stetler Sims

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Sandra Stetler 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28 day of May,
2024.



Melanie B. Holliman
Notary Public

My Commission Expires 06-08-2027.

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
Melanie B. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Grantor's Address
303 Strathaven Rd.
Pelham, AL 35124

Grantee's Address:
303 Strathaven Rd.
Pelham, AL 35124

Exhibit A

Lot 1644, according to the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, page 51, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any mineral or mineral rights leased, granted or retained by grantor or prior owners.
2. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
3. Municipal improvements, taxes assessments and fire district dues against subject property, if any.
4. Such state of facts as shown on the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, page 51, in the Probate Office of Shelby County, Alabama.
5. Covenants, conditions and restrictions as set forth in the document recorded in Instrument No 2009-276210 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Covenant for Storm Water Run-off as recorded in Instrument No. 2009-307310.

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

Grantor's Name Anson Scot Sims & Sandra Sims
 Mailing Address 303 Strathaven Road
Pelham, AL 35124

Grantee's Name Anson Scot Sims & Sandra Sims
 Mailing Address Trustees of the Sims Living Trust
303 Strathaven Road
Pelham, AL 35124

Property Address 303 Strathaven Road
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 376,800.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/28/2024 01:08:13 PM
 \$412.00 BRITTANI
 20240528000157430

Alvin 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 5-28-24

Print

Michael Bradford

Sign

Michael Bradford

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1