



20250204000034000 1/3 \$290.50
Shelby Cnty Judge of Probate, AL
02/04/2025 11:47:29 AM FILED/CERT

30,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Nancy Simmer
155 Water Oak Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to effect an orderly descent of family property, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **DONALD JOHN SIMMER AND WIFE NANCY SHAWN SIMMER**, both of 155 Water Oak Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **JOHN WENDEL SIMMER**, an unmarried man, of 330 Parkway Circle, Montevallo AL 35115, and **CHRISTINE ANNE SIMMER DICKEY**, a married woman, of 2201 County Road 235, Elba, AL 36233, the following described real estate situated in Shelby County, Alabama, to-wit: 155 Water Oak St.
Montevallo, AL 35115

Parcel I: Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R12E, and run thence N along the E side of said §11 for 286 feet to the Point of Beginning: Thence run N 173 feet, thence run W 289.3 feet to the E line of a public road, thence run S along said E line of a public road 173 feet to the Point of Beginning. Containing ± 1.16 acres. Assigned ad valorem tax identification number 36 1 11 0 003 005.000 by the Shelby County Revenue Commissioner.

Parcel II: Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R12E, and run thence W 660 feet, thence run N 250 feet to the Point of Beginning: Thence run N 125 feet, thence run E 321.3 feet to the W line of a public road, thence run S along said W line 125 feet, thence run W 315.9 feet to the Point of Beginning. Containing $\pm .91$ acre. Assigned ad valorem tax identification number 36 1 11 0 003 011.000 by the Shelby County Revenue Commissioner.

Shelby County, AL 02/04/2025
State of Alabama
Deed Tax: \$262.50

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Parcel III: Commence at the SE corner of the SE¼ of the NE¼ of §11, Twp 24N, R12E, and run thence N along said ¼¼ line 459 feet to the Point of Beginning: Thence run 138 feet W, thence run 284.6 feet to the E line of a public road, thence run thence S along said E line 138 feet; thence run E 289.3 feet to the Point of Beginning. Containing ±.9 acre. Assigned ad valorem tax identification number 36 1 11 0 003 004.000 by the Shelby County Revenue Commissioner.

The property has been appraised at \$262,500 by the Shelby County Revenue Commissioner in 2025.

It is the intent of this instrument to convey all property owned by grantors, whether or not correctly described above.

The conveyed property constitutes the homestead of the grantors.

To have and to hold to the said grantees, their heirs and assigns forever.

DONALD JOHN SIMMER AND WIFE NANCY SHAWN SIMMER, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **DONALD JOHN SIMMER AND WIFE NANCY SHAWN SIMMER**, have set our hands and seals, this 31 January 2025.

Witness:


Steve Sears

Steve Sears

Donald John Simmer (Seal)
DONALD JOHN SIMMER

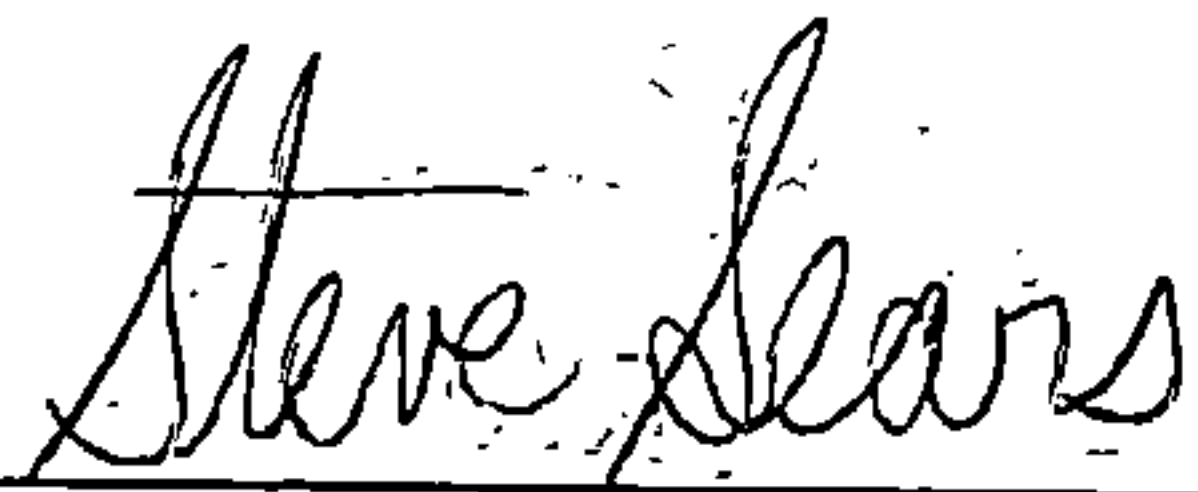
Nancy Shawn Simmer (Seal)
NANCY SHAWN SIMMER

State of Alabama)
County of Shelby)


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I, the undersigned notary public for the State of Alabama at Large, hereby certify that Donald John Simmer and wife Nancy Shawn Simmer, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 January 2025.



Notary public

My commission expires 22 March 2026