

This instrument prepared by:
Brenton C. McWilliams
The Law Office of Brenton C. McWilliams
P.O. Box 1066
Orange Beach, Alabama 36561

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY

WARRANTY DEED

STATE OF ALABAMA *

BALDWIN COUNTY *

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, H. DONALD MIMS, JR. and KATHRYN T. MIMS, husband and wife, herein referred to as Grantors, do grant, bargain, sell and convey unto, Herman Donald Mims, Jr. and Kathryn Terry Mims, Trustees, or their successors in interest, of the Mims Family Trust dated August 18, 2025, herein referred to as Grantee, the following described real estate situated in Baldwin County, Alabama, to-wit:

ALL OF THE PROPERTY IN EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to fee simple.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And we do for ourselves and for our executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the 18th day of August 2025.


H. DONALD MIMS, JR.

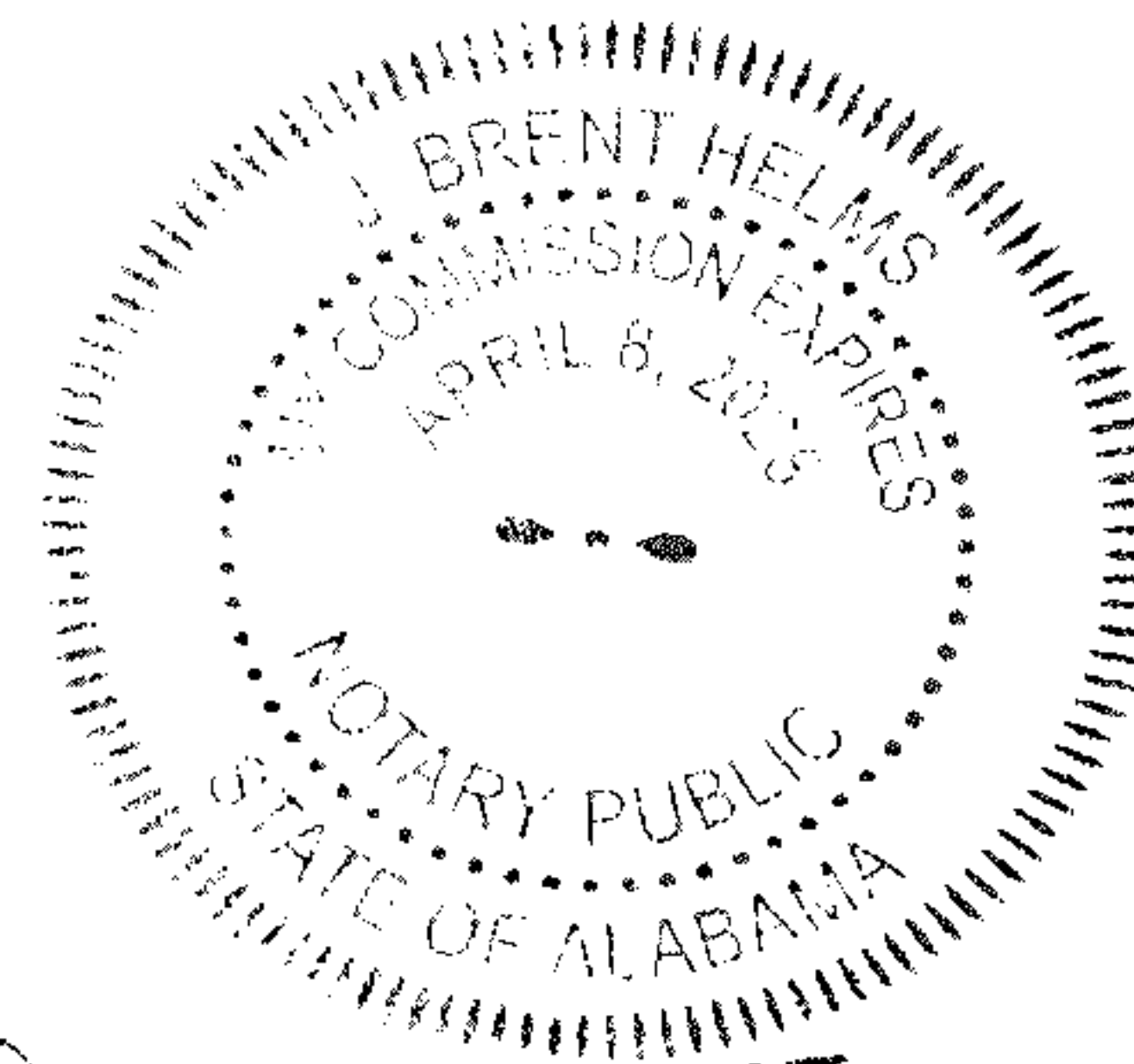
STATE OF ALABAMA *


COUNTY OF BALDWIN *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that H. DONALD MIMS, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 on this the 18th day of August 2025.


NOTARY PUBLIC
My Commission Expires: 4/8/28




KATHRYN T. MIMS

STATE OF ALABAMA *

COUNTY OF BALDWIN *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that KATHRYN T. MIMS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 on this the 18th day of August 2025.


NOTARY PUBLIC
My Commission Expires: 4/8/28

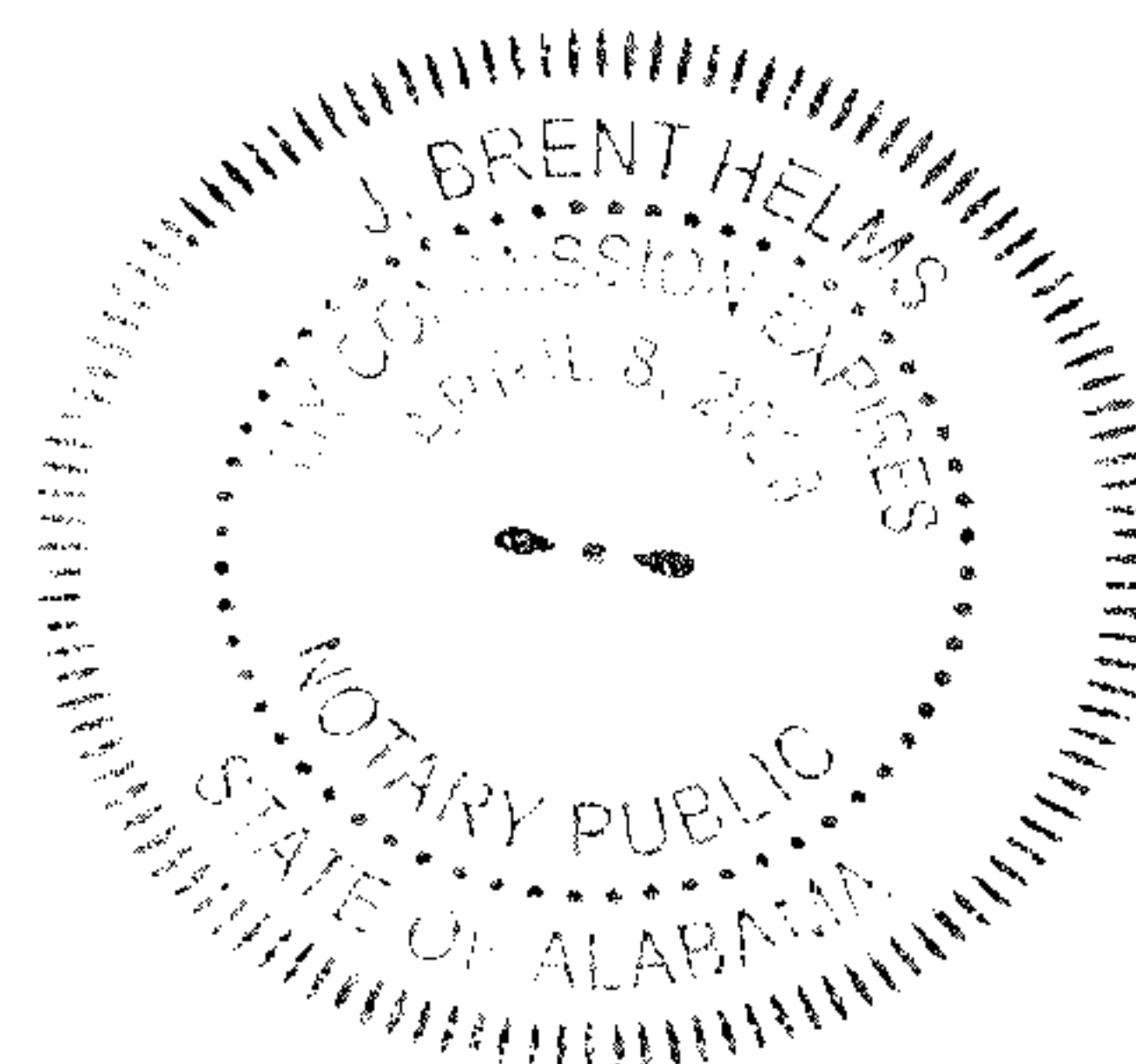


EXHIBIT A:

Lot 62, COUNTRYSIDE AT CHELSEA, THIRD SECTOR, according to the map recorded in Map Book 12, Page 84, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

Property Address: 132 Timber Trail, Chelsea, Alabama 35043

Source of Title: Books 253, Page 87

Recording references are to the records in the Office of the Judge of Probate of Shelby County, Alabama unless otherwise indicated.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2025 08:04:04 AM
 \$371.50 KELSEY
 20251008000309980

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>H. Donald Mims, Jr. and</u>	Grantee's Name	<u>Herman Donald Mims, Jr. and</u>
Mailing Address	<u>Kathryn T. Mims</u>	Mailing Address	<u>Kathryn Terry Mims, Trustees of</u>
	<u>132 Timber Trail</u>		<u>the Mims Family Trust</u>
	<u>Chelsea, Alabama 35043</u>		<u>132 Timber Trail</u>
			<u>Chelsea, Alabama 35043</u>
Property Address	<u>132 Timber Trail</u>	Date of Sale	<u></u>
	<u>Chelsea, Alabama 35043</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 339,400.00</u>

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ 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 08/18/2025

Print

J. Brent Helms

Unattested

Sign

J. Brent Helms

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1