


This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

  
20160920000343030 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/20/2016 11:42:12 AM FILED/CERT

Send Tax Notice to:  
Daniel Dearing  
419 Old Dearing Road  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Melton E. Dearing** and **Nathalie Dearing**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel Dearing**, a married man (hereinafter referred to as GRANTEE), in fee simple, with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A Parcel of Land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 20 South, Range 3 West, of the Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of said Section 22, run thence S00°00'00"E (assumed bearings) for a distance of 489.00 to a 4" x 4" concrete monument found in place, stamped "P.P.L.CO." and the Point of Beginning of the Parcel herein described; thence continue S00° 00'00"E along the east boundary of said Section 22 for a distance of 88.90 feet, to a 1/2" rebar set with cap #16680 (hereinafter simply referred to as "rebar set"); thence leaving said east boundary S74° 57'57"W and along a line that lies 40 feet north of and parallel with the northerly boundary of the "Dearing Home Site" property as shown on that certain survey of property prepared by M.D. Arrington (Reg. No. 10686), dated April 21, 1987, for a distance of 636.11 feet to a rebar set; thence N86°40'15"W along a line that lies 40 feet north of and parallel with that certain parcel or tract of land described in Instrument No. 20070316000120310, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 19.82 feet to a rebar set on the common boundary between the land of Carol Dearing (Shelby County Tax Parcel No.13-5-22-1-001-004.000), and Melton and Nathalie Dearing (Shelby County Tax Parcel No.13-5-22-1-001-001.000), being the same line as shown on that certain survey of property prepared by Johnye Horton (Reg.No. 12496), dated May 16, 1983; thence N29° 58'54"W along said common boundary for a distance of 82.28 feet to a 1" steel pipe found in place; thence continue along said common boundary N00°01'23"E for a distance of 200.34 feet to a 1/2" rebar found in place on the south boundary of the Plantation Pipeline Company property (Shelby County Tax Parcel No. 13-5-22 -1-001-001.001); thence along said south boundary S88°19'09"E for a distance of 245.72 feet to a 4"x4" concrete monument found in place, stamped "P.P.L.CO."; thence continue along said south boundary S88°26'46"E for a distance of 429.70 feet, to the Point of Beginning. Herein described Parcel contains 2.88 acres, more or less.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.



THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

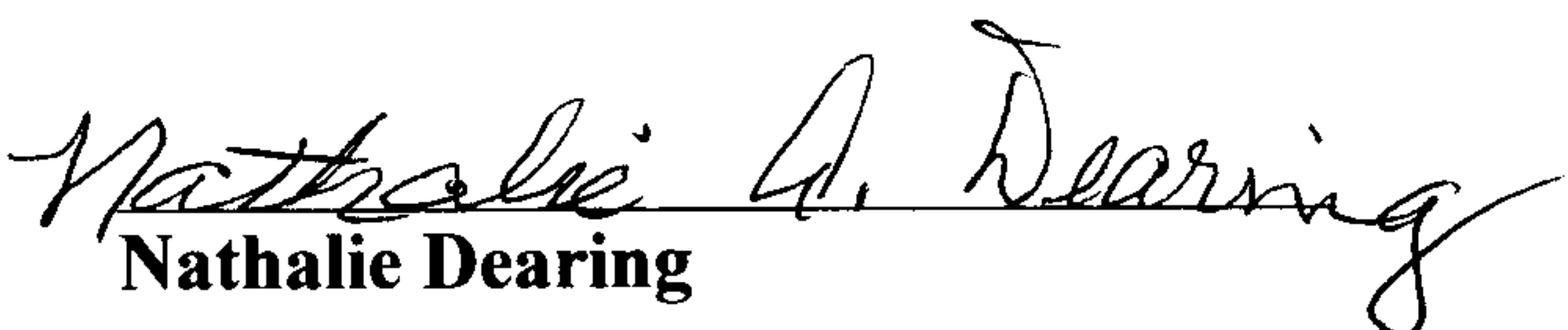
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


Melton E. Dearing and Melton Dearing are one and the same person.

Nathalie Dearing and Nathalie A. Dearing are one and the same person.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 19<sup>th</sup> day of May, 2016.

  
Melton E. Dearing

  
Nathalie Dearing

  
20160920000343030 2/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
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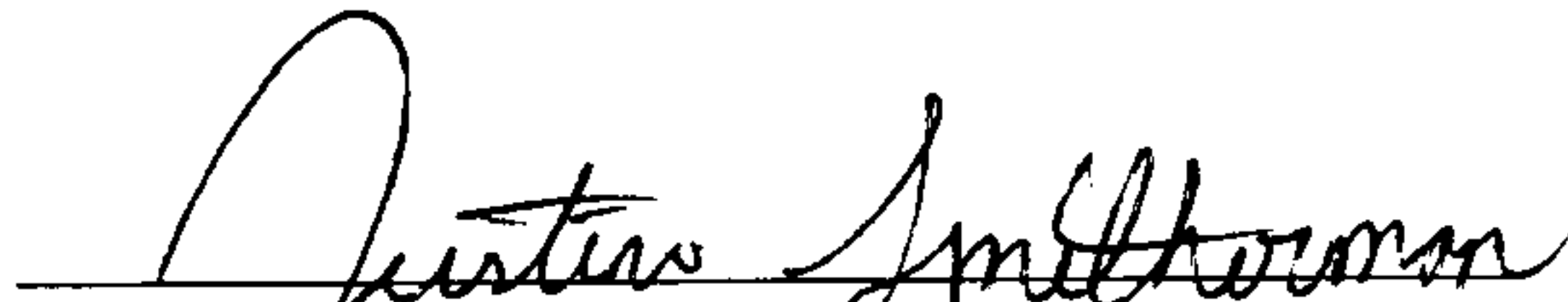
STATE OF ALABAMA  
SHELBY COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Melton E. Dearing** and **Nathalie Dearing**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19<sup>th</sup> day of May, 2016.

  
Notary Public  
My Commission Expires: 1/16/17

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 16, 2017

## Real Estate Sales Validation Form

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

Grantor's Name Melton E. Dearing & Nathalie Dearing  
Mailing Address 416 Old Dearing Road  
Helena, AL 35080

Grantee's Name Daniel Dearing  
Mailing Address 413 Old Dearing Road  
Helena, AL 35080

Property Address 413 Old Dearing Road  
Helena, AL 35080

Date of Sale 05/19/2016  
Total Purchase Price \$ 10,000.00



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or  
Actual Value \$

or  
Assessor's Market Value \$

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 07/01/2016

Print Daniel Dearing

☐ Unattested  
(verified by)

Sign Daniel Dearing  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1