

20210129000050730  
01/29/2021 04:06:04 PM  
DEEDS 1/3

Send tax notice to:  
Tracy Calamas and John P. Calamas  
21 Haven Hill Lane  
Sterrett, AL 35147  
PEL2100018

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

1/2 value - \$113,270.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Tracy Calamas and John P. Calamas, a married couple**, whose mailing address is: 21 Haven Hill Lane, Sterrett, AL 35147 (hereinafter referred to as "Grantors"), by **Tracy Calamas and John P. Calamas**, whose mailing address is: 21 Haven Hill Lane, Sterrett, AL 35147 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Beginning at a cross "X" described in the concrete of an existing bridge which is the southwest corner of the southeast quarter of the southeast quarter of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama and run thence N 00° 13' 22" W along the west line of said quarter-quarter section a distance of 1,289.99 feet to a set rebar corner on the southeasterly margin of Shelby County Highway No. 55; thence run N 44° 12' 05" E along said margin of said highway a distance of 95.27 feet to a set rebar corner on the same said southeasterly margin of said Highway 55 and the north line of said southeast quarter of the southeast quarter of said Section 5; thence run S 89° 32' 11" E along said north line of said quarter-quarter section a distance of 659.39 feet to a found rebar corner on the west margin of a public dirt surfaced roadway in a curve to the left having a central angle of 49° 01' 31" and a radius of 548.17 feet; thence run south and easterly along the arc of said roadway curve an arc distance of 569.05 feet to a rebar corner; thence run S 4° 42' 03" W a distance of 1,350.84 feet to the point of beginning.**

**SUBJECT TO:**

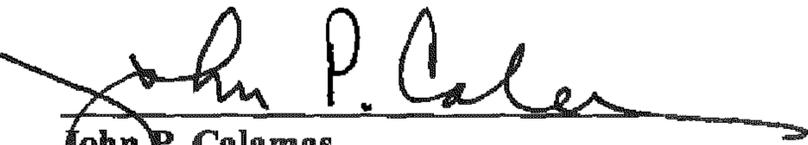
**ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.**

**TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.**

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators 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, Grantors have hereunto set their signatures and seals on January 25, 2021.

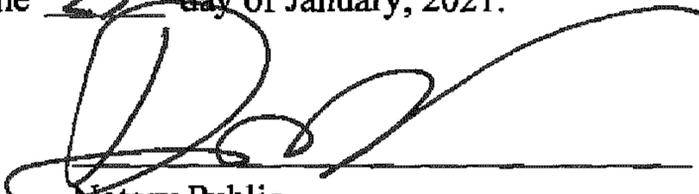
  
Tracy Calamas

  
John P. Calamas

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tracy Calamas and John P. Calamas, a married couple**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of January, 2021.

  
Notary Public

Print Name: David Wisdom  
Commission Expires: 07/30/22

(NOTARIAL SEAL)



**Real Estate Sales Validation Form**

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

Grantor's Name	TRACY CALAMAS AND	Grantee's Name	TRACY CALAMAS AND
Mailing Address	JOHN P. CALAMAS	Mailing Address	JOHN P. CALAMAS
	21 HAVEN HILL LANE		21 HAVEN HILL LANE
	STERRETT, AL 35147		STERRETT, AL 35147
Property Address	21 HAVEN HILL LANE	Date of Sale	JANUARY 25, 2021
	STERRETT, AL 35147	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 226,540.00 (1/2 value = \$113,270.00)

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 Assessor's Market Value under Parcel # 05-3-05-0-001-032.001

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 01/25/2021

Print KENNETH B. ST. JOHN

Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/29/2021 04:06:04 PM  
 \$141.50 CHARITY  
 20210129000050730

*Allen S. Bayl*