


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney.) Source of title:
Inst. #1999-19231, Shelby County Judge of
Probate 5/7/1999.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20151222000436180 1/4 \$91.50
Shelby Cnty Judge of Probate, AL
12/22/2015 01:53:20 PM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, whereas, the title to the property herein-
after described is presently vested in **Larry A. Tew and wife, Nancy L. Tew**, as joint tenants with
right of survivorship, and,

WHEREAS, the undersigned **Larry A. Tew and wife, Nancy L. Tew**, desire to convert their
ownership of the said property from **Larry A. Tew and wife, Nancy L. Tew**, as joint tenants with
right of survivorship to **Larry A. Tew and wife, Nancy L. Tew, and Larry W. Tew**, a married
man, as joint tenants with right of survivorship, so that upon the death of any of said joint tenants
the interest of the joint tenant so dying shall pass to the surviving joint tenants in fee simple and to
the heirs and assigns of such survivors forever.

NOW THEREFORE, we, the said **Larry A. Tew and wife, Nancy L. Tew**, for and in
consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, and the love and affection
which we have for **Larry W. Tew**, a married man, and we, **Larry A. Tew and wife, Nancy L. Tew**,
and **Larry W. Tew**, joining herein for the purpose of manifesting our assent to this conveyance and
to the change in the status of the title to the property hereinafter described, do hereby grant, bargain,
sell and convey unto ourselves, **Larry A. Tew and wife, Nancy L. Tew, and Larry W. Tew**, a
married man, for and during our joint lives, and upon the death of any of us, then to the survivors
of us in fee simple, together with every contingent remainder and right of reversion, the following
described property situated in Shelby County, Alabama, to-wit:

Shelby County, AL 12/22/2015
State of Alabama
Deed Tax: \$67.50

Beginning at the NE corner of the SE ¼ of the NE ¼ of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°35'52"E, a distance of 664.99'; thence S89°10'55"W, a distance of 1,311.44'; thence N00°06'51"W, a distance of 665.31'; thence N89°11'39"E, a distance of 1,305.82' to the POINT OF BEGINNING. Containing 19.98 acres, more or less.

Less and except 3.01 acres, more or less, previously deeded to **Larry W. Tew and wife, Wendy O. Tew** and which is a part of the 19.98 acres more or less set out above, and more particularly described as follows: Commence at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama and run thence North 00 deg. 35 min. 52 sec. West along the East line of said quarter-quarter a distance of 665.00 feet to a point; thence run South 89 deg. 10 min. 55 sec. West a distance of 361.48 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 350.00 feet to a set rebar corner; thence run North 00 deg. 49 min. 05 sec. West a distance of 375 feet to a set rebar corner; thence run North 89 deg. 10 min. 55 sec. East a distance of 350 feet to a set rebar corner; thence run South 00 deg. 49 min. 05 sec. East a distance of 375.00 feet to the point of beginning, containing 3.01 acres, more or less.

LESS AND EXCEPT

Less and except any easements and/or right-of-ways that may be found in public records.

TO HAVE AND TO HOLD said premises unto ourselves, **Larry A. Tew and wife, Nancy L. Tew**, and **Larry W. Tew**, a married man, for and during our joint lives and upon the death of any of us, then to the survivors in fee simple, and to the heirs and assigns of such survivors, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 21st day of December, 2015.



20151222000436180 2/4 \$91.50
Shelby Cnty Judge of Probate, AL
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Larry A. Tew (L.S.)
Larry A. Tew

Nancy L. Tew (L.S.)
Nancy L. Tew

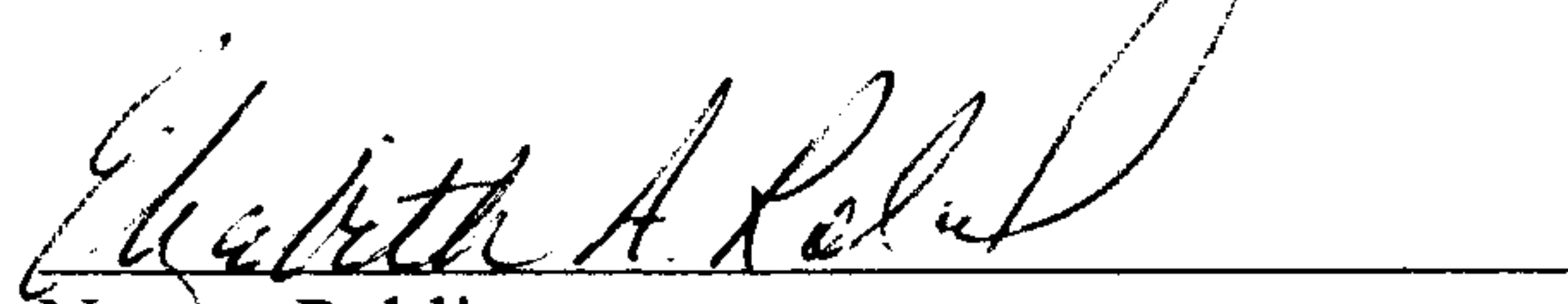
Larry W. Tew (L.S.)
Larry W. Tew

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Larry A. Tew** and **Nancy L. Tew**, husband and wife, 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 conveyance, they executed the same voluntarily on the day the same bears date.

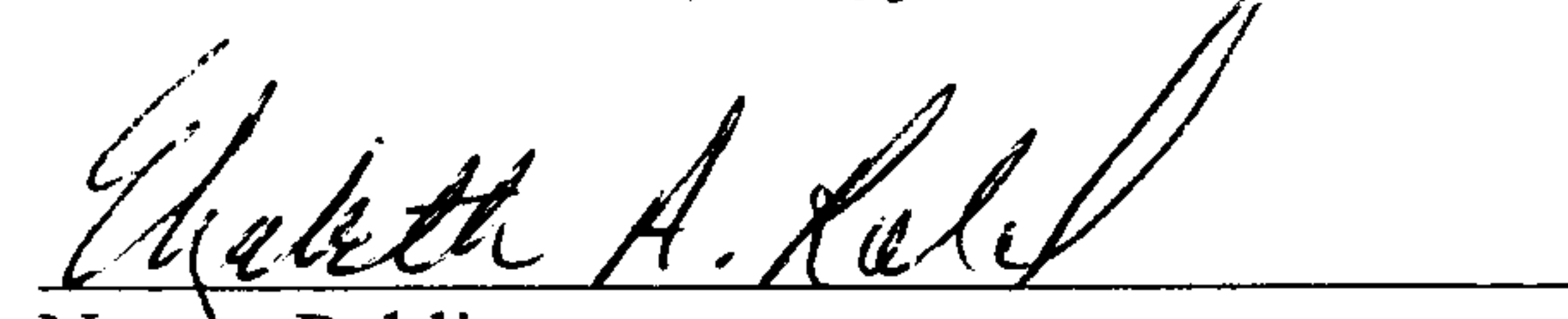
Given under my hand and official seal this the 21st day of December, 2015.



Notary Public
My commission expires: 6/10/2018

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Larry W. Tew**, a married man, 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 21st day of December, 2015.


Notary Public
My commission expires: 6/10/2018


20151222000436180 3/4 \$91.50
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Send tax notice to:
Larry W. Tew
182 Wendy Lane
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Larry A. Tew & Nancy L. Tew
Mailing Address 104 Nancy Lane
Calera, AL 35040

Grantee's Name Larry W. Tew
Mailing Address 182 Wendy Lane
Calera, AL 35040

Property Address 182 Wendy Lane
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____



20151222000436180 4/4 \$91.50
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or
Actual Value \$ _____

or
Assessor's Market Value \$ 224,140.00 / 1/3 unit. \$ 67,240.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County (AL) Tax Assessor's Office

☐ 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 _____

Print LARRY A. TEW

Unattested

Sign Larry A. Tew

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1