

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)



20151222000436190 1/4 \$138.50
Shelby Cnty Judge of Probate, AL
12/22/2015 01:53:21 PM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, whereas, the title to the property hereinafter 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 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 **Natalie T. Boren**, a married woman, 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 **Natalie T. Boren**, a married woman, and we, **Larry A. Tew** and wife, **Nancy L. Tew**, and **Natalie T. Boren**, 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 **Natalie T. Boren**, a married woman, 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: \$114.50

Beginning at the SE 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 N00°35'52"W, a distance of 665.00'; thence S89°10'55"W, a distance of 1,311.44'; thence S00°06'51"E, a distance of 665.09'; thence N89°10'48"E, a distance of 1,317.05' to the POINT OF BEGINNING. Containing 20.06 acres, more or less.


LESS AND EXCEPT

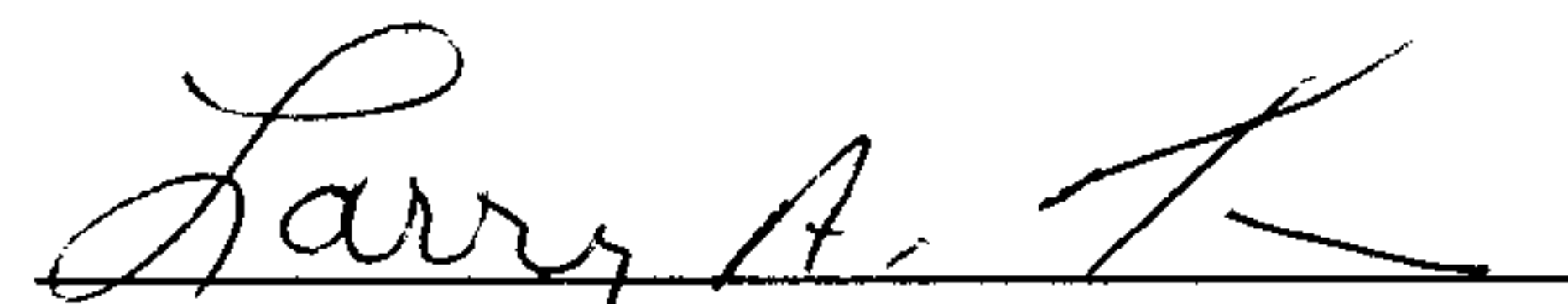
Less and except any easements and/or right-of-ways that may be found in public records.

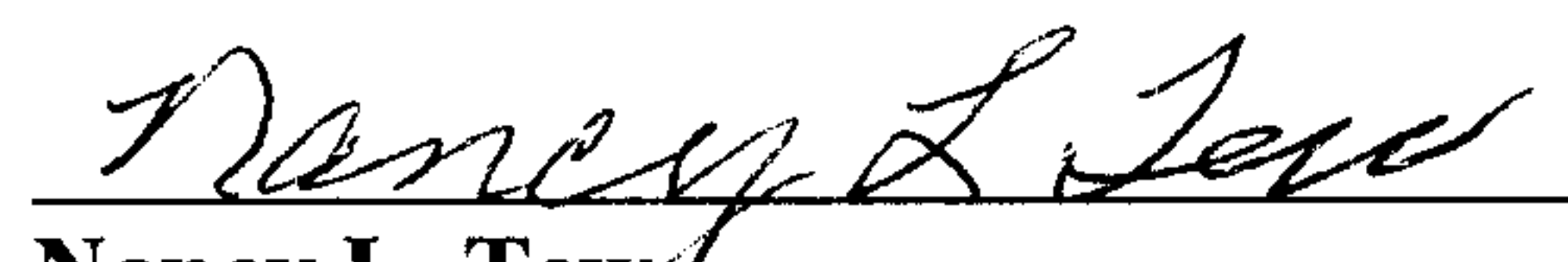
Subject to a mortgage to Citimortgage in the approximate amount of \$63,000.00 encompassing only 4.81 acres which is a part of the 20.06 acres, more or less, set out above and more particularly described as: A parcel of land containing 4.81 acres, more or less, located in the SE ¼ of the NE1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Beginning at the SE corner of the SE1/4 of the NE1/4 of said Section 10, Thence run N00deg,35'52"W along the east line of the SE1/4 of the NE1/4 a distance of 665.00 feet; Thence run S89deg,10'55"W a distance of 315.00 feet; Thence run S00deg,35'52"E a distance of 665.01 feet; Thence run N89deg,10'48"E a distance of 315.00 feet to the point of beginning. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law.


TO HAVE AND TO HOLD said premises unto ourselves, **Larry A. Tew and wife, Nancy L. Tew, and Natalie T. Boren**, a married woman, 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 31st day of December, 2015.


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 (L.S.)
Larry A. Tew

 (L.S.)
Nancy L. Tew

 (L.S.)
Natalie T. Boren

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 November, 2015.

Elizabeth A. Rule
Notary Public
My commission expires: 6/10/2018

STATE OF ALABAMA)
SHELBY COUNTY)


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I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Natalie T. Boren**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

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

Elizabeth A. Rule
Notary Public
My commission expires: 6/10/2018

Send tax notice to:
Larry A. Tew
Nancy L. Tew
Natalie T. Boren
104 Nancy 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 A. Tew, Nancy L. Tew and
Mailing Address Natalie T. Boren
104 Nancy Lane
Calera, AL 35040

Property Address 104 Nancy Lane
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 342,190.00 */ 1/3 interest*
\$ 114,000.50

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