

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Corey McCallum and Julie McCallum
102 Meadow Creek Ln.
Alabaster, AL 35007

WARRANTY DEED

20210419000193330
04/19/2021 10:39:01 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Noreen A. Mears, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Corey McCallum and Julie McCallum (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Parcel 1: (DB 230 Pg 482)

A tract of land situated in the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4, Section 26, Township 20 South, Range 3 West more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4 of said section and run North 1 degree 56' 44" West and run 264.8 feet to the point of beginning; thence North 87 degrees 58' 19" West and run 25.06 feet; thence North 1 degree 56' 44" West and run 264.86 feet; thence South 88 degrees 10' 37" East and run 330.0 feet; thence South 1 degree 54' 04" East and run 267.81 feet; thence North 87 degrees 58' 19" West and run 304.94 feet to the point of beginning; being situated in Shelby County, Alabama. Containing 2.0 acres more or less.

Less and except a 50 foot easement for ingress, egress, utility and drainage, being the West 50 feet of above-described property.

Parcel 2: (DB 229 Pg 737)

Commence at the SW corner of the NE 1/4 of the NE 1/4, Section 26, Township 20 South, Range 3 West; thence North 1 degree 56' 44" West and run 264.8 feet to the point of beginning; thence continue along last described course 264.86 feet; thence South 88 degrees 10' 37" East and run 525.92 feet to the center of Buck Creek, thence South 1 degree 22' 35" East and run along said centerline 41.2 feet; thence South 22 degrees 24' 46" East and continue along said centerline 119.52 feet; thence South 14 degrees 11' 41" East and continue along said centerline 120.99 feet; thence North 87 degrees 58' 19" West and run 593.26 feet to the point of beginning, in Shelby County, Alabama.

ALSO a 50 foot easement for ingress, egress, utilities and drainage with centerline being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4, Section 26, Township 20 South, Range 3 West; thence North 1 degree 56' 44" West and run 615.69 feet, intersection of King Charles Court and end of easement; thence North 88 degrees 16' 02" and run 368.78 foot to the centerline.

Parcel 3: (DB 383 Pg 886)

Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 3 West; thence North 1 degree 56' 44" West and run 264.80 feet; thence North 87 degrees 58' 19" West and run 25.06 feet to the Point of Beginning; thence North 1 degree 56' 44" West and run 264.86 feet; thence North 88 degrees 10' 37" West and run 24.2 feet; thence South 1 degree 08' 56" West and run 264.16 feet; thence South 87 degrees 58' 19" East and run 38.5 feet to the Point of Beginning. Containing .19 acres more or less and situated in Shelby County, Alabama.

Parcel 4 (Inst #1999-35961)

A parcel of land situated in the NE 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 3 West and being more particularly described as follows: Commence at the SE corner of Lot 46 Spring Gate Estates Phase I, thence North to a point where it intersects with the east/west line of tract 4.004; thence right to a line that is the east/south line of 4.004; thence South to a line which divides Lots 45 and 46; and right to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Noreen A. Mears is the surviving Grantee in Corrective Warranty Deed recorded at Instrument Number 1999-35981; Warranty Deed recorded in Book 291, Page 302; Warranty Deed in recorded Book 383, Page 886; Warranty Deed recorded in Book 229, Page 737 in the Office of the Judge of Probate of Shelby County, Alabama; The other Grantee Delmas Mears, Jr. having died on or about January 8, 2017.

Subject to a third party mortgage in the amount of \$309,294.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16th day of April, 20 21.

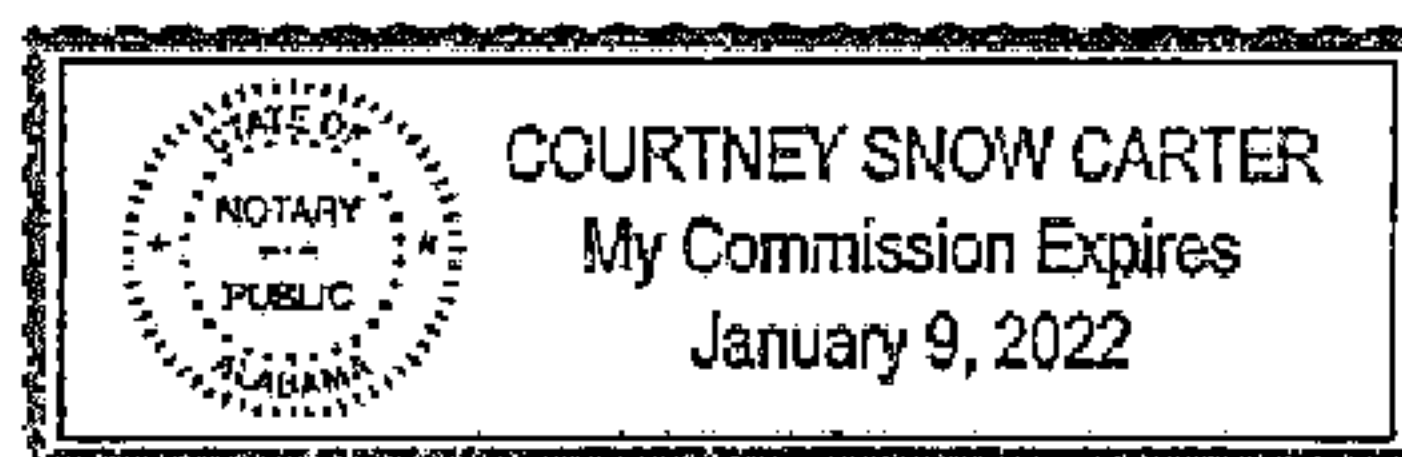
Noreen A. Mears
Noreen A. Mears

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Noreen A. Mears whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of April, 20 21.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Noreen A. Mears	Grantee's Name	Corey McCallum and Julie McCallum
Mailing Address	1082 Camellia Ridge Dr Pelham, AL 35124	Mailing Address	102 Meadow Creek Ln. Alabaster, AL 35007
Property Address	102 Meadow Creek Ln. Alabaster, AL 35007	Date of Sale	April 16, 2021
		Total Purchase Price	\$315,000.00
		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 - Noreen A. Mears, 1082 Camellia Ridge Dr, Pelham, AL 35124.

Grantee's name and mailing address - Corey McCallum and Julie McCallum, 102 Meadow Creek Ln., Alabaster, AL 35007.

Property address - 102 Meadow Creek Ln., Alabaster, AL 35007

Date of Sale - April 16, 2021.

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: April 16, 2021

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 10:39:01 AM
\$34.00 CHERRY
20210419000193330

Allen S. Boyd