

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
(205) 795-2080

SEND TAX NOTICE TO: Ted & Boe Properties, LLC 4779 Southlake Parkway Hoover, AL 35244

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)	
	: KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned DALE CALLAHAN, a married man ("Grantor"), do hereby grant, bargain, sell and convey to TED & BOE PROPERTIES, LLC, an Alabama limited liability company ("Grantee"), the following described real estate, situated in Shelby County, Alabama to-wit:

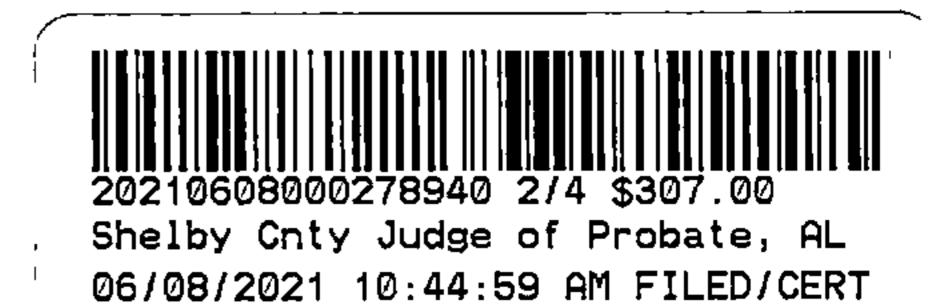
See legal description attached as Exhibit "A."

Subject to:

- 1. 2021 ad valorem taxes; and
- 2. Existing easements, restrictions, set back lines, and limitations, if any, of record.

This property is <u>not</u> the homestead of Grantor or Grantee.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.



IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 1st day of June, 2021.

DALE CALLAHAN

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County in said State, hereby certify that DALE CALLAHAN, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 1st day of June, 2021.

Notary Public
My Commission Expires: 1-6-2022

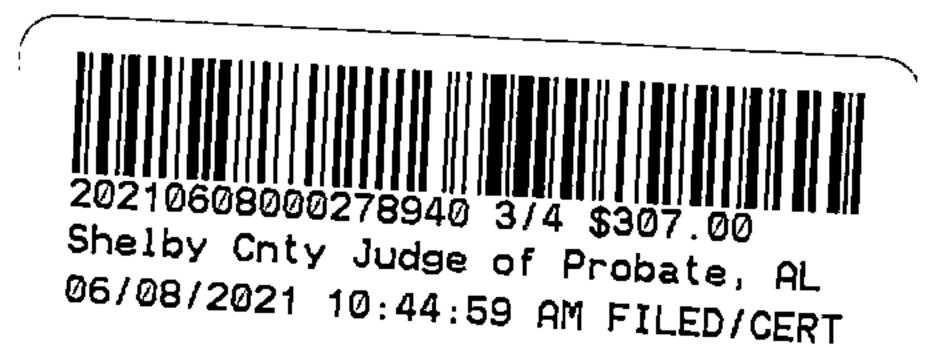


EXHIBIT "A"

Tract One:

A parcel of land situated in the SW 1/2 of the SW 1/2 of Section 15, Township 21 South, Range 3 West, described as follows:

Beginning at the NE corner of the SW ¼ of the SW ¼ of Section 15, go South 89 deg. 51 min. 10 sec. West along the North boundary of said ¼ - ¼ section for 66.25 feet; thence South 01 deg. 26 min. 47 sec. East for 659.38 feet; thence North 89 deg. 51 min. 10 sec. East for 66.25 feet; thence North 01 deg. 26 min. 47 sec. West for 659.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Tract Two:

A parcel of land situated in the SE ¼ of the SW ¼ of Section 15, Township 21 South, Range 3 West, described as follows:

Beginning at the NE corner of the SE ½ of the SW ½ of Section 15, Township 21 South, Range 3 West, thence West along the North boundary of said ½ - ½ section for 1061.91 feet to the point of beginning of the tract herein described; thence continue along the last mentioned course 261.91 feet to the Northwest corner of said ½ - ½ section; thence South along the West line of said ½ - ½ section 634.5 feet to a fifty foot road; thence turn an angle left of 88 degrees, 38 minutes and run along the North line of the fifty foot road 261.91 feet; thence turn an angle of 91 degrees, 24 minutes left and run 635.28 feet to the point of beginning of said property, being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Dale Callahan 4779 Southlake Parkway Hoover, AL 35244	Grantee's Name <u>Ted & Boe Properties, LLC</u> Mailing Address <u>4779 Southlake Parkway</u> Hoover, AL 35244		
Property Address	144 Tall Timber Road Alabaster, AL 35007	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$	
	ne) (Recordation of docun	this form can be verified in the nentary evidence is not requireAppraisalOther Tax Assessor F	ed)	
_	document presented for recthis form is not required.	ordation contains all of the rec	quired information referenced	
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 to property is being	•	the name of the person or pe	ersons to whom interest	
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.				
	e - the total amount paid for the instrument offered for r	r the purchase of the property ecord.	, both real and personal,	
conveyed by the in		. This may be evidenced by ar	both real and personal, being appraisal conducted by a	
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).				
accurate. I further u		tatements claimed on this forn	d in this document is true and had not have a may result in the imposition	
Date June 1, 2021		Dale Callahan Print		
Unattested				
	rerified by)	(Grantor/Grante	e/Owner/AXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	

20210608000278940 4/4 \$307.00 Shelby Cnty Judge of Probate, AL 06/08/2021 10:44:59 AM FILED/CERT Form RT-1