

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 not 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



20210608000278940 3/4 \$307.00
Shelby Cnty Judge of Probate, AL
06/08/2021 10:44:59 AM FILED/CERT

EXHIBIT "A"

Tract One:

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, described as follows:

Beginning at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, go South 89 deg. 51 min. 10 sec. West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, described as follows:

Beginning at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, thence West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ section; thence South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 Dale Callahan
Mailing Address 4779 Southlake Parkway
Hoover, AL 35244

Grantee's Name Ted & Boe Properties, LLC
Mailing Address 4779 Southlake Parkway
Hoover, AL 35244

Property Address 144 Tall Timber Road
Alabaster, AL 35007

Date of Sale June 1, 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 275,970

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 Tax Assessor Records

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 June 1, 2021

Print Dale Callahan

Sign 

☐ Unattested

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



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

Form RT-1