



20230315000070780 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/15/2023 09:06:26 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
County of SHELBY

Send Tax Notice To:
Laverne A Newell

Presents:

THAT IN CONSIDERATION OF **FIVE HUNDRED and no/100 Dollars** (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I LAVERNE A NEWELL, A SINGLE PERSON (herein referred to as grantor(s)) do grant, bargain, sell and convey unto LAVERNE A NEWELL (herein referred to as grantee, whether one or more, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A."

Subject to Easements, Restrictions, and rights of way of record.

Subject to Mineral and Mining rights of record.

LAVERNE A NEWELL IS THE SURVIVING GRANTEE OF THAT CERTAIN DEEDS FILED IN BOOK 135 PAGE 423 FILED 6/11/87 AND BOOK 317 PAGE 216 FILED 11/6/90. THE OTHER GRANTOR BARON H NEWLL, JR HAVING DIED ON OR ABOUT ON 10/16/2020

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this
14th Day of MARCH 2023



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Laverne A Newell
LAVERNE A NEWELL

State of Alabama
County of

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
_LAVERNE A NEWELL 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, SHE executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 14th day of MARCH 2023

Michael J. Markas
Notary Public
My Commission Expires: 11/12/24

Prepared by: Jeremy Parker
Parker Law Firm LLC
1320 Alford Ave Ste 102
Hoover AL 35226
L NEWELL



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EXHIBIT A

Parcel 2

Commence at the SW Corner of the SE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 14 East, Shelby County, Alabama; thence N90°00'00"E a distance of 965.69' to the Northerly R.O.W. line of Hiawatha Road and the POINT OF BEGINNING; thence N44°54'22"E and along said R.O.W. line a distance of 18.21', to a curve to the right, having a radius of 505.00', subtended by a chord bearing N57°29'11"E, and a chord distance of 219.98'; thence along the arc of said curve and along said R.O.W. line for a distance of 221.76'; thence N70°03'59"E and along said R.O.W. line a distance of 28.34'; thence N29°49'45"W and leaving said R.O.W. line a distance of 354.03'; thence N47°20'53"E a distance of 290.93' to the Southwesterly R.O.W. line of Shelby County Highway 86; thence N42°38'58"W and along said R.O.W. line a distance of 554.66'; thence S28°41'55"W and leaving said R.O.W. line a distance of 457.07'; thence S37°39'08"E a distance of 302.29'; thence S19°41'36"E a distance of 438.40' to the POINT OF BEGINNING.

SUBJECT TO / ALSO AND INCLUDING: A Non-Exclusive Ingress/Egress and Utility Easement, being more particularly described as follows:

Commence at the SW Corner of the SE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 14 East, Shelby County, Alabama; thence N90°00'00"E a distance of 965.69' to the Northerly R.O.W. line of Hiawatha Road and the POINT OF BEGINNING OF SAID EASEMENT; thence N44°54'22"E and along said R.O.W. line a distance of 18.21', to a curve to the right having a radius of 505.00', subtended by a chord bearing N47°55'20"E, and a chord distance of 53.14'; thence along the arc of said curve and along said R.O.W. line for a distance of 53.17'; thence N79°21'00"W and leaving said R.O.W. line a distance of 76.00'; thence S19°41'36"E a distance of 66.45' to the POINT OF BEGINNING OF SAID EASEMENT

Said Parcel containing 6.74 acres, more or less.

Parcel 3

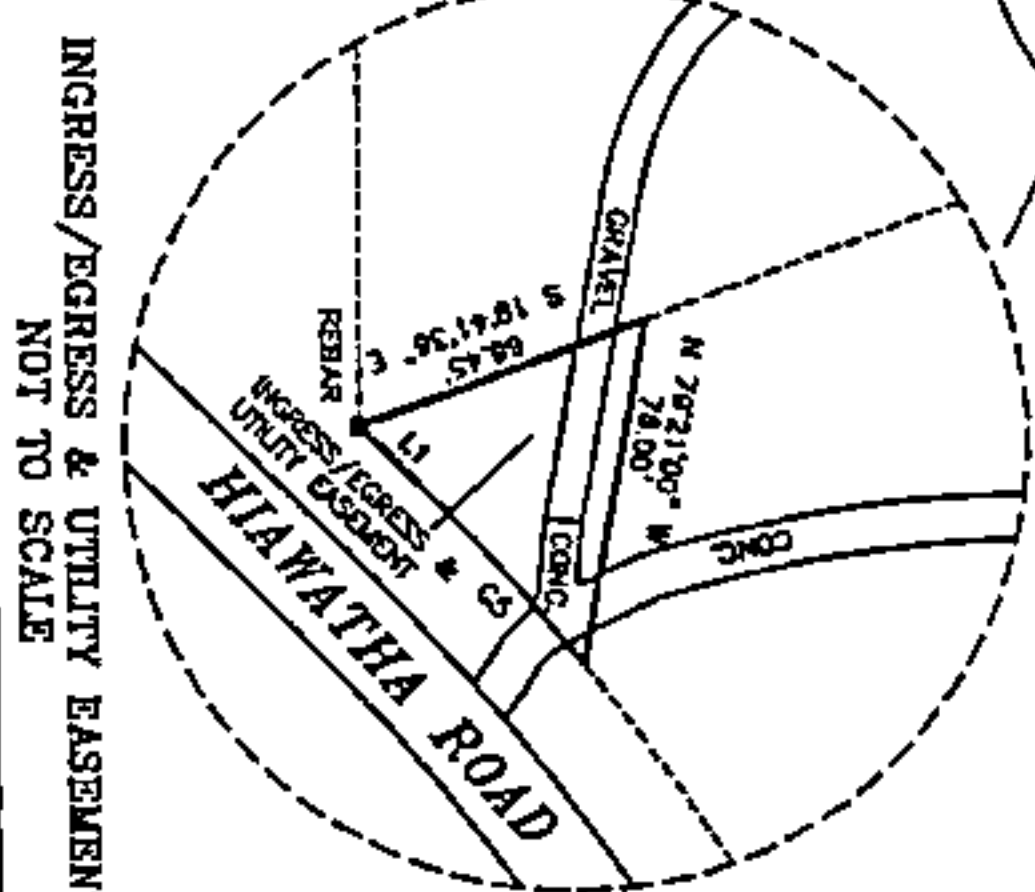
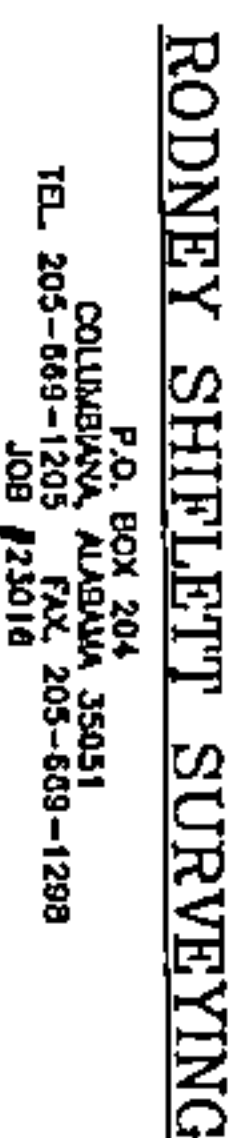
Commence at the SW Corner of the SE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 14 East, Shelby County, Alabama; thence N90°00'00"E a distance of 965.69' to the Northerly R.O.W. line of Hiawatha Road; thence N44°54'22"E and along said R.O.W. line a distance of 18.21', to a curve to the right, having a radius of 505.00', subtended by a chord bearing N57°29'11"E, and a chord distance of 219.98'; thence along the arc of said curve and along said R.O.W. line for a distance of 221.76'; thence N70°03'59"E and along said R.O.W. line a distance of 28.34' to the POINT OF BEGINNING; thence continue N70°03'59"E and along said R.O.W. line a distance of 38.12', to a curve to the right, having a radius of 1230.00', subtended by a chord bearing N72°15'59"E, and a chord distance of 94.43'; thence along the arc of said curve and along said R.O.W. line for a distance of 94.46'; thence N74°27'59"E and along said R.O.W. line a distance of 110.62', to a curve to the left, having a radius of 4970.00', subtended by a chord bearing N73°34'33"E, and a chord distance of 154.47'; thence along the arc of said curve and along said R.O.W. line for a distance of 154.48'; thence N72°41'08"E and along said R.O.W. line a distance of 69.39' to the Southwesterly R.O.W. line of Shelby County Highway 86, to a curve to the right, having a radius of 1240.00', subtended by a chord bearing N50°53'59"W, and a chord distance of 355.88'; thence along the arc of said curve, leaving Hiawatha Road and along said Highway 86 R.O.W. line, for a distance of 357.11'; thence N42°38'58"W and along said R.O.W. line a distance of 195.90'; thence S47°20'53"W and leaving said R.O.W. line a distance of 290.93'; thence S29°49'45"E a distance of 354.03' to the POINT OF BEGINNING.

Said Parcel containing 3.48 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning, and restrictions that may be found in the Probate Office of said County.

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INCREAS/EGRESS & UTILITY EASEMENT
NOT TO SCALE

NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED DATA.
2. NO TITLE COMMITMENT PER ORIGINATED OR FURNISHED TO SURVIVOR.
3. ALL DISTANCES SHOWN HEREON ARE DEED/RECORDED MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY

LEGEND

- 100% PPM FUSED
- 1/2 OXIDE DILUTION
- 1/4 OXIDE DILUTION
- 1/8 OXIDE DILUTION
- 1/16 OXIDE DILUTION
- 1/32 OXIDE DILUTION
- 1/64 OXIDE DILUTION
- 1/128 OXIDE DILUTION
- 1/256 OXIDE DILUTION
- 1/512 OXIDE DILUTION
- 1/1024 OXIDE DILUTION
- 1/2048 OXIDE DILUTION
- 1/4096 OXIDE DILUTION
- 1/8192 OXIDE DILUTION
- 1/16384 OXIDE DILUTION
- 1/32768 OXIDE DILUTION
- 1/65536 OXIDE DILUTION
- 1/131072 OXIDE DILUTION
- 1/262144 OXIDE DILUTION
- 1/524288 OXIDE DILUTION
- 1/1048576 OXIDE DILUTION
- 1/2097152 OXIDE DILUTION
- 1/4194304 OXIDE DILUTION
- 1/8388608 OXIDE DILUTION
- 1/16777216 OXIDE DILUTION
- 1/33554432 OXIDE DILUTION
- 1/67108864 OXIDE DILUTION
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- 1/17179869184 OXIDE DILUTION
- 1/34359738368 OXIDE DILUTION
- 1/68719476736 OXIDE DILUTION
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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Laverne A Newell	Grantee's Name	LAVERNE A NEWELL
Mailing Address	140 Hiawatha Rd Calera, AL 35040		140 Hiawatha Rd Calera, AL 35040
Property Address	Parcel 2 & 3	Date of Sale	March 14, 2023 (3/14/2023)
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
	Clean Title	Assessor's Market Value	\$192,230.00/96,115.00

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 to Already own 135/423 and 317/216
☐ 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: March 2023

(verified by)

Print LAVERNE A NEWELL

Sign: Laverne A Newell
(Grantor/Grantee/Owner/Agent/Attorney)

Form RT-1