

This instrument prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Rosemary Montague Boothe
Curtis Don Boothe, Jr.
413 Old Dearing Rd.
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00 to the undersigned Grantor(s), Daniel Dearing and Katherine Fay Dearing, Husband and Wife, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Rosemary Montague Boothe and Curtis Don Boothe, Jr., (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of réversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

Subject to:

1. Ad valorem taxes for the current tax year, 2025.
2. Easements, restrictions, conditions and reservations of record.

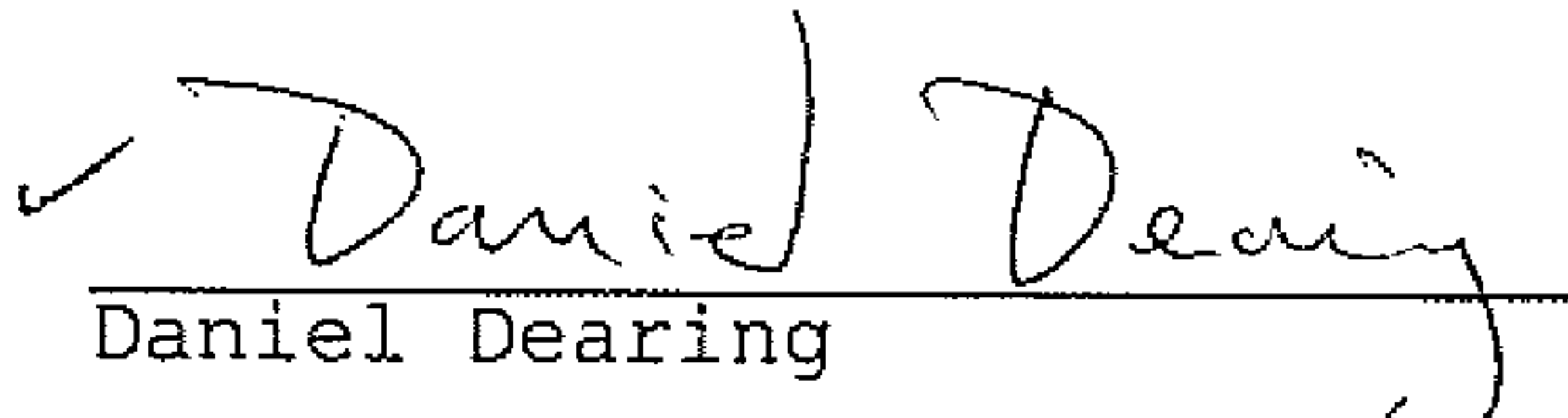
\$162,000.00 of the purchase price recited above was paid by mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 hereby 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.

And I, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs, successors 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 20th day of November, 2024.

 (SEAL)
Daniel Dearing


 (SEAL)
Katherine Fay Dearing

STATE OF ALABAMA)

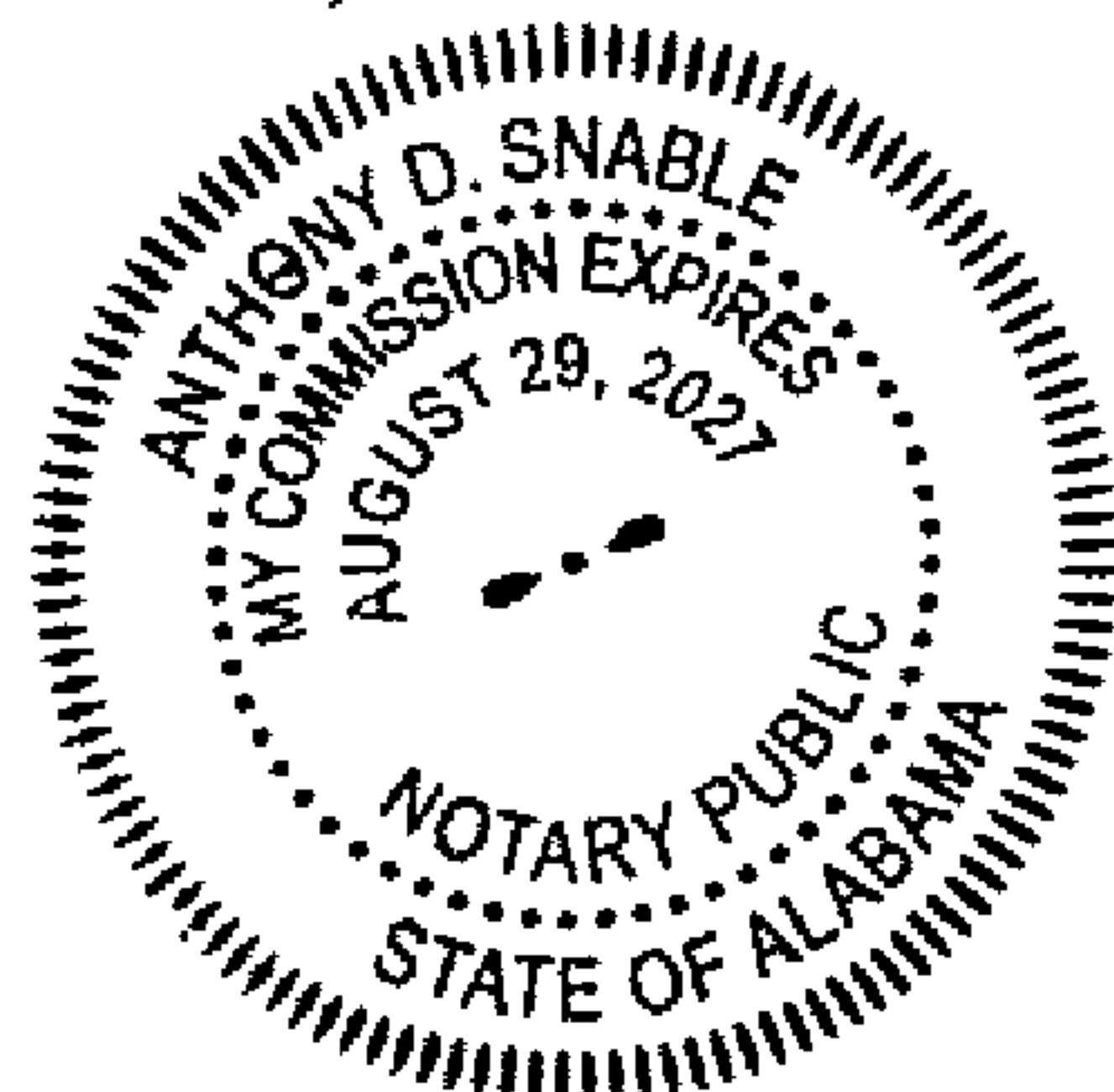
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Dearing and Katherine Fay Dearing, Husband and Wife, 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 the 20th day of November, 2024.


Notary Public Anthony D. Snable

{NOTARIAL SEAL}



My Commission Expires: 8/29/2027

EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of Land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 20 South, Range 3 West, of the Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of said Section 22, run thence S00°00'00"E (assumed bearings) for a distance of 489.00 to a 4" x 4" concrete monument found in place, stamped "P.P.L.CO." and the Point of Beginning of the Parcel herein described; thence continue S00°00'00"E along the east boundary of said Section 22 for a distance of 88.90 feet, to a 1/2" rebar set with cap #16680 (hereinafter simply referred to as "rebar set"); thence leaving said east boundary S74°57'57"W and along a line that lies 40 feet north of and parallel with the northerly boundary of the "Dearing Home Site" property as shown on that certain survey of property prepared by M.D. Arrington (Reg. No. 10686), dated April 21, 1987, for a distance of 636.11 feet to a rebar set; thence N86°40'15"W along a line that lies 40 feet north of and parallel with that certain parcel or tract of land described in Instrument No. 20070316000120310, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 19.82 feet to a rebar set on the common boundary between the land of Carol Dearing (Shelby County Tax Parcel No.13-5-22-1-001-004.000), and Melton and Nathalie Dearing (Shelby County Tax Parcel No.13-5-22-1-001-001.000), being the same line as shown on that certain survey of property prepared by Johnye Horton (Reg. No. 12496), dated May 16, 1983; thence N29°58'54"W along said common boundary for a distance of 82.28 feet to a 1" steel pipe found in place; thence continue along said common boundary N00°01'23"E for a distance of 200.34 feet to a 1/2" rebar found in place on the south boundary of the Plantation Pipeline Company property (Shelby County Tax Parcel No. 13-5-22-1-001-001.001); thence along said south boundary S88°19'09"E for a distance of 245.72 feet to a 4"x 4" concrete monument found in place, stamped "P.P.L.CO."; thence continue along said south boundary S88°26'46"E for a distance of 429.70 feet, to the Point of Beginning. Herein described Parcel contains 2.88 acres, more or less.



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

Allie S. Beyer