

This instrument prepared by:

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

Send Tax Notices to:

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 reversion, 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.

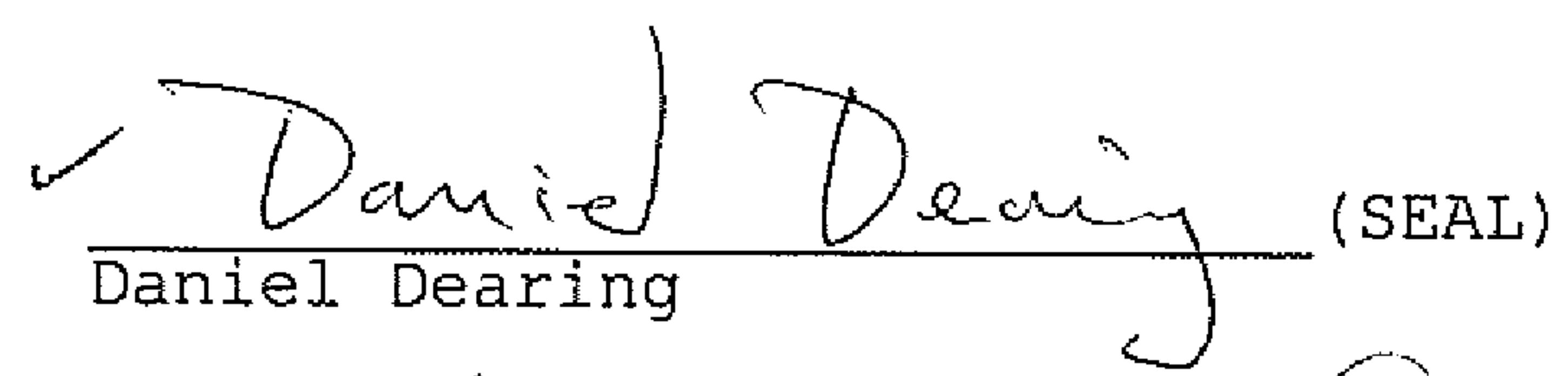
\$162,000.00 of the purchase price recited above was paid by
mortgage loan closed simultaneously herewith.

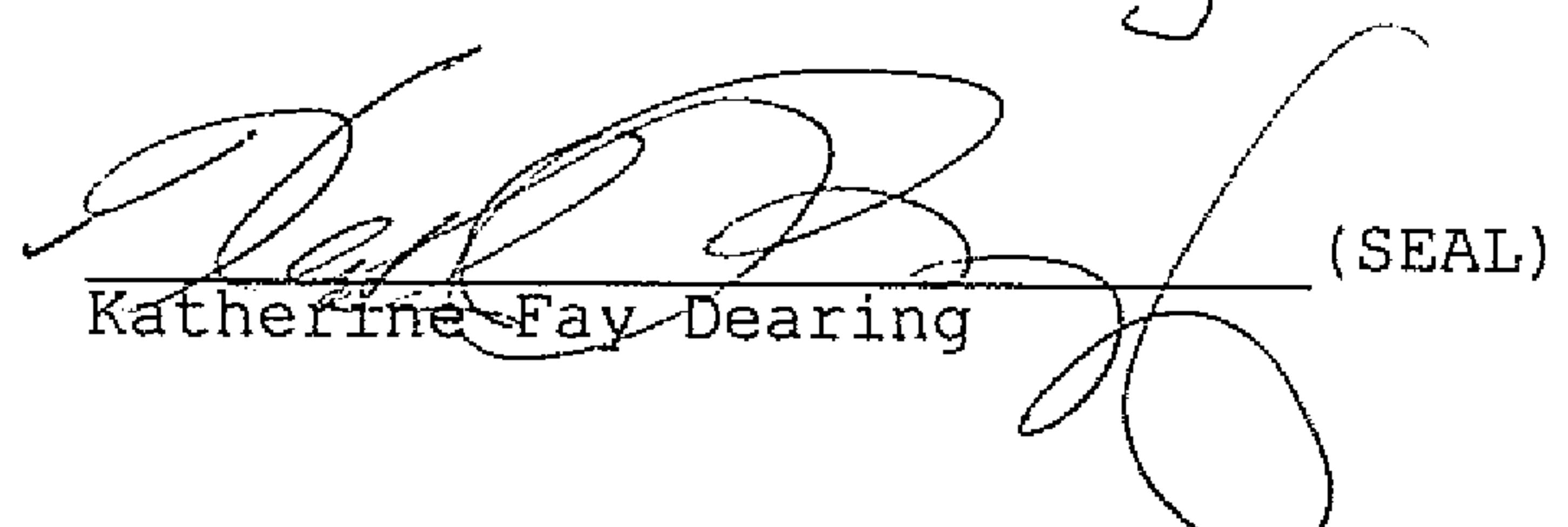
TO HAVE AND TO HOLD, to the said Grantees as joint tenants
with rights of survivorship, their heirs and assigns, forever; it
being the intention of the parties to this conveyance, that
(unless the joint tenancy hereby created is severed or terminated
during the joint lives of the grantees herein) in 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.


 Daniel Dearing (SEAL)
 Daniel Dearing


 Katherine Fay Dearing (SEAL)

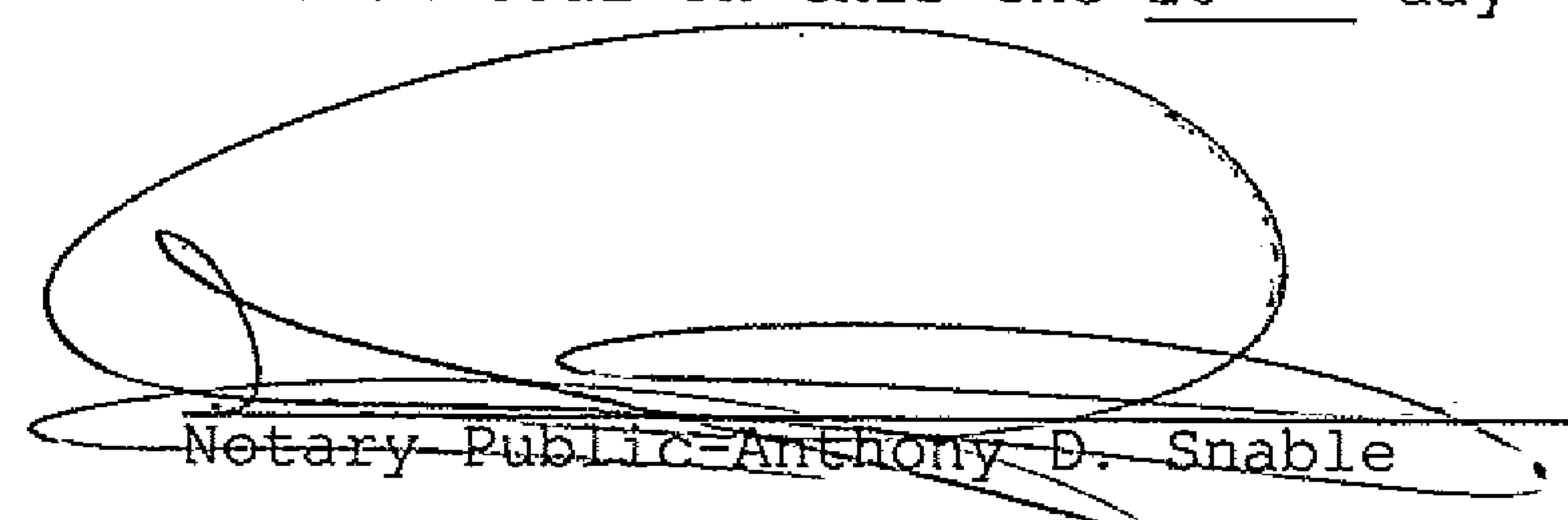
STATE OF ALABAMA)

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.

{NOTARIAL SEAL}


 Notary Public Anthony D. Snable

My Commission Expires: 8/29/2027

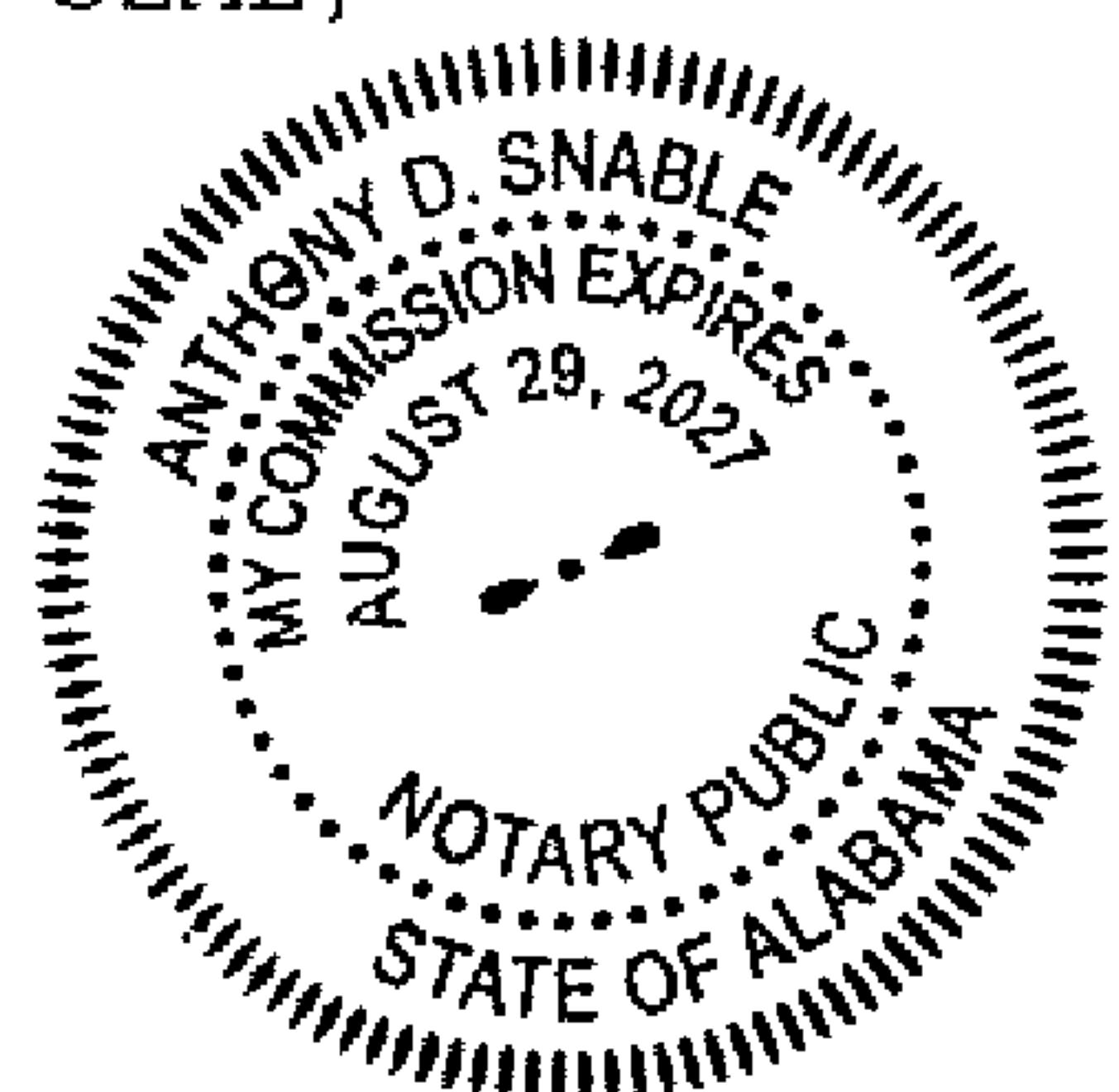


EXHIBIT "A"
LEGAL DESCRIPTION

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.



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Daniel Dearing
Katherine Fay Dearing

Grantee's Name Rosemary Montague Boothe
Curtis Don Boothe, Jr.

Mailing Address 413 Old Dearing Rd.
Helena, AL 35080

Mailing Address 413 Old Dearing Rd.
Helena, AL 35080

Property Address 413 Old Dearing Rd.
Helena, AL 35080

Date of Sale: 11/20/2024
Total Purchase Price \$180,000.00
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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> X 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 validation, 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: 11/20/2024

Print Name: Anthony D. Snable, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2024 08:37:34 AM
\$211.00 PAYGE
20241121000360940

Allen S. Rayl