

This instrument was prepared by:  
**Gilmer T. Simmons**  
**David P. Condon, P.C.**  
**100 Union Hill Drive Suite 200**  
**Birmingham, AL 35209**

Send tax notice to:  
  
**Daniel Dearing**  
**416 Old Dearing Road**  
**Helena, Alabama 35080**

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Eight Thousand and 00/100 Dollars (\$280,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Melton Dearing, by and through his Attorney-in-Fact, Carol Motley,**  
**and his wife,**  
**Nathalie Dearing, by and through her Attorney-in-Fact, Carol Motley**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Daniel Dearing and Katherine Dearing**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Commence at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run S 00°00'00" E for a distance of 410.93' to a found 4"x4" concrete monument; thence run S 00°03'56" W for a distance of 208.85' to a set 1/2" capped rebar stamped "PLS# 37248 CA1084LA" and the Point of Beginning of the parcel of land herein described, said point being on the southerly margin of Old Dearing Road (a 40' nonexclusive easement); thence run S 00°08'59" W for a distance of 358.82' to a found 1/2" crimp; thence run N 88°17'13" W for a distance of 564.87' to a found 1/2" crimp; thence run S 17°59'25" E for a distance of 58.84' to a set 1/2" capped rebar stamped "PLS#37248 CA1084LS"; thence run N 88°10'39" W for a distance of 290.61' to a found 1/2" capped rebar stamped "Survconn" on the Easterly right of way of Highway 95 (80' R.O.W.) and beginning a curve to the left having a radius of 6323.74', a delta angle of 00°05'36", a chord bearing of N 16°25'08" W, and a chord length of 10.31'; thence run along the arc of said curve for a distance of 10.31' to a set 1/2" capped rebar stamped "PLS#37248 CA1084LS"; thence leaving said right of way, run S 88°10'39" E for a distance of 275.66' to a set 1/2" capped rebar stamped "PLS#37248 CA1084LS"; thence run N 14°00'26" W for a distance of 57.91' to a found 1/2" capped rebar; thence run S 86°21'54" E for a distance of 68.64' to a found 1/2" capped rebar; thence run N 64°30'55" E for a distance of 108.26' to a set 1/2" capped rebar stamped "PLS# 37248 CA1084LS"; thence run N 15°23'14" W for a distance of 170.92' to a set 1/2" capped rebar stamped "PLS#37248 CA1084LS" on the Southerly margin of Old Dearing Road (a 40' non exclusive easement); thence run along said Southerly margin N 74°49'34" E for a distance of 474.93' to the Point of Beginning.**

Subject to:       (1)     2025 ad valorem taxes not yet due and payable;  
                      (2)     all mineral and mining rights not owned by the Grantors; and  
                      (3)     all easements, rights-of-way, restrictions, covenants and  
                                  encumbrances of record.

Melton Dearing, Melton Everett Dearing, and Melton E. Dearing are one and the same person.  
Nathalie Dearing, Nathalie Adams Dearing, and Nathalie A. Dearing are one and the same person.

By executing this Deed as Attorney-in-Fact for Melton Dearing and as Attorney-in-Fact for Nathalie Dearing, Carol Motley affirms that Melton Dearing and Nathalie Dearing are still alive and have not revoked or modified the authority granted to Carol Motley in the durable power of attorney recorded herewith.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 6<sup>th</sup> day of January, 2025.

Melton Dearing by  
Carol Motley  
Attorney-in-Fact

(Seal)

Melton Dearing, by Carol Motley,  
Attorney-in-Fact

Nathalie Dearing by  
Carol Motley  
Attorney-in-Fact

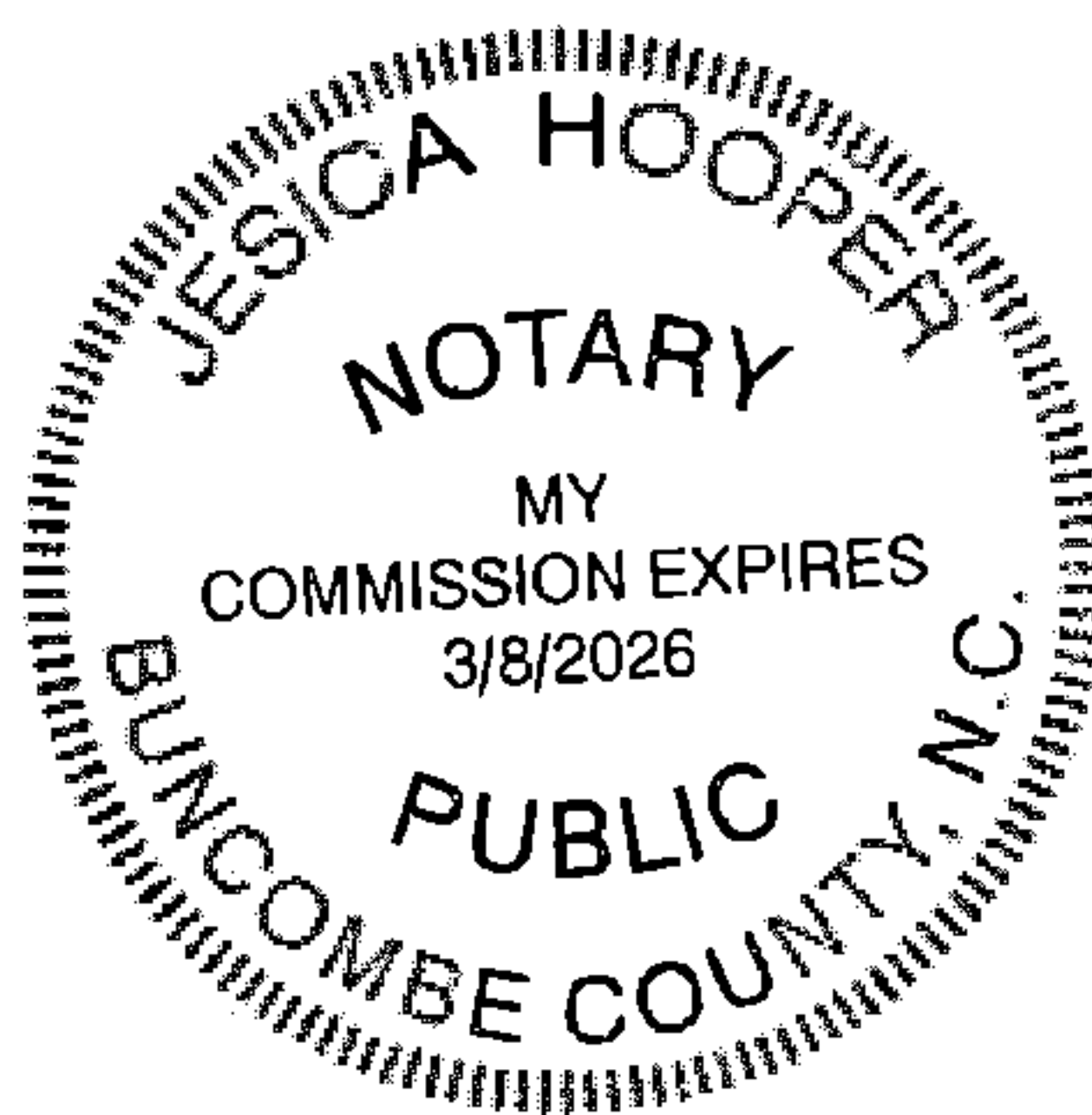
(Seal)

Nathalie Dearing, by Carol Motley  
Attorney-in-Fact

STATE OF NORTH CAROLINA  
BUNCOMBE COUNTY

On this 6th day of January, 2025, I, JESICA HOOPER, a Notary Public in and for said County and in said State, hereby certify that Melton Dearing, by his Attorney-in-Fact, Carol Motley, and Nathalie Dearing, by her Attorney-in-Fact, Carol Motley, whose names are 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, she executed the same voluntarily in her capacity as Attorney-in-Fact for Melton Dearing and in her capacity as Attorney-in-Fact for Nathalie Dearing, on the day the same bears date.

Given under my hand on this 6th day of January, 2025.



Jessica Hooper  
Notary Public  
My Commission Expires: 8 MARCH 2026

**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Melton Dearing**Date of Sale: **January 7th, 2025**Grantor Name: **Nathalie Dearing**Mailing Address: **416 Old Dearing Road  
Helena, Alabama, 35080**Total Purchase Price: **\$280,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Daniel Dearing**Grantee Name: **Katherine Dearing**Mailing Address: **416 Old Dearing Road  
Helena, AL, 35080**

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 \_\_\_\_\_☒ 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.

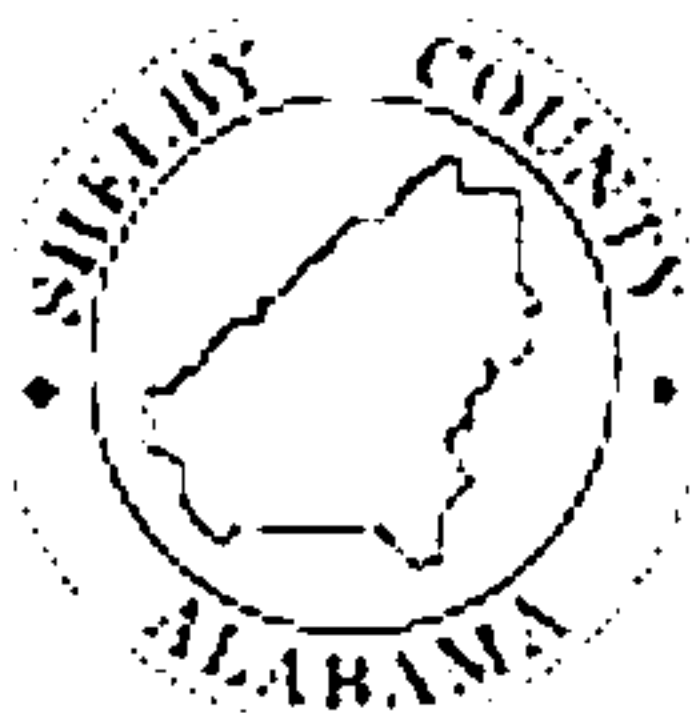
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Section 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 Section 40-22-1 (h).Date: **1/7/2025**Print: **Gilmer T. Simmons**☐ UnattestedSign: 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****01/08/2025 03:30:45 PM****\$312.00 BRITTANI****20250108000009170***Allen S. Bayl*