

This instrument was prepared by:

Send tax notice to:

David M. Tidmore. Attorney
2820 Columbiana Road, Suite 100
Birmingham, Alabama 35216

Terry LeVann Leeth and
Sandra Waldrep Leeth
1595 Highway 50
Vandiver, Alabama 35176

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-seven Thousand and/100 Dollars (\$67,000.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Janice Ann Shaw Camper**, a married woman, **Jerry Lane Shaw**, a married man, and **Byron Neal Shaw**, a married man (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Terry LeVann Leeth and wife, Sandra Waldrep Leeth** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to 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:

PARCEL No. 1

Commencing at an existing 5/8" rebar being the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence run in a Westerly direction S 87°27'57" W along the North line of said Section 12, a distance of 134.51 feet to an existing 1/2" capped rebar (Reeser #12158); thence continue along same said course S 87°27'57" W for a distance of 261.51 feet to an existing 1/2" capped rebar (Reeser #12158); thence run S 00°20'07" E for a distance of 96.08 feet to a 1/2" capped rebar set (Reeser #12158), being the POINT OF BEGINNING of the herein described 1.00 Acre Parcel; thence continue S 00°20'07" E for a distance of 201.81 feet to a 1/2" capped rebar set (Reeser #12158) on the Northwesterly right of way of Shelby County Highway #50 (R/W 60') being on the Point of Curvature of a non-tangent curve, concave to the Southeast, having a Radius of 931.68 feet a Central Angle of 16° 56' 16", and a chord of 274.42 feet (turn an interior angle of 129° 08' 11" to the Chord); thence running Southwest along said curve and along said Right-of-Way line, a distance of 275.42 feet to a 1/2" capped rebar set (Reeser #12158) at the intersection with the right of way of said Highway #50 and the centerline of Whitfield Branch; thence turn an interior angle from the chord of last described curve of 36° 21' 11" to the left and run N 14°10'32" E and leaving said Road, and along the centerline of said branch a distance of 25.65; thence run N 25°29'16" W along said centerline of said branch for a distance of 27.10 feet; thence run S 37°48'47" W along said centerline for a distance of 29.31 feet; thence run N 14°51'29" W along said centerline for 104.98 feet to a 1/2" capped rebar set (Reeser #12158); thence run N 46°23'21" E for a distance of 360.47 feet to the POINT OF BEGINNING, said described Parcel containing 1.00 Acre, more or less.

PARCEL No. 2

Commencing at an existing 5/8" rebar being the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence run in a Westerly direction S 87°27'57" W along the North line of said Section 12, a distance of 134.51 feet to an existing 1/2" capped rebar (Reeser #12158);

thence continue along same said course S 87°27'57" W for a distance of 261.51 feet to an existing 1/2" capped rebar (Reeser #12158); thence run S 00°20'07" E for a distance of 96.08 feet to a 1/2" capped rebar set (Reeser #12158); thence continue S 00°20'07" E for a distance of 201.81 feet to a 1/2" capped rebar set (Reeser #12158) on the Northwesterly right of way of Shelby County Highway #50 (R/W 60'); thence run S 03°09'02" E for a distance of 78.60 feet to an existing 2" open top pipe on the Southeasterly right of way of Shelby County Highway #50 (R/W 60'), and the POINT OF BEGINNING of herein described 1.30 Acre Parcel; thence leaving said road right of way run S 00°24'34" W for a distance of 297.02 feet to an existing 3/4" solid bar in concrete; thence run S 89°20'51" W for a distance of 328.34 feet to a 1/2" capped rebar set (Reeser #12158); thence run N 01°06'00" W for a distance of 83.79 feet to a 1/2" capped rebar set (Reeser #12158) on the Southeasterly right of way of Shelby County Highway #50 (R/W 60') being on the Point of Curvature of a non-tangent curve, convex to the Northeast, having a Radius of 989.01 feet a Central Angle of 23° 08' 10", and a chord of 396.66 feet (turn an interior angle of 122° 03' 45" to the Chord); thence running Northeast along said curve and along said Right-of-Way line, a distance of 399.36 feet to the POINT OF BEGINNING, said described Parcel containing 1.30 acres, more or less.

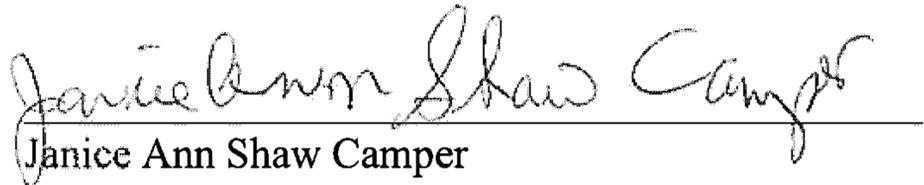
Subject to easements, restrictions, and rights-of way of record.

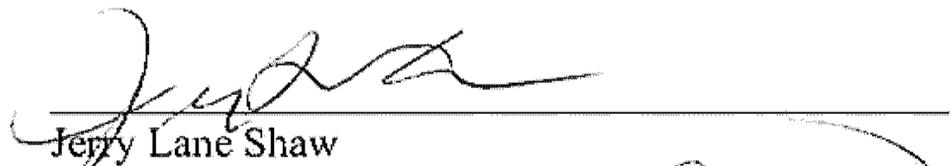
The property conveyed herein does not constitute the homestead of the Grantors.

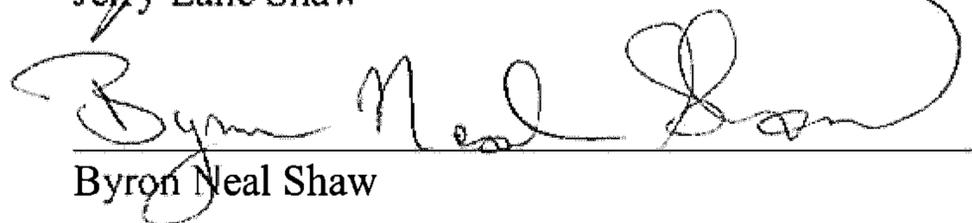
TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs, executors and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators, covenant with said 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 stated 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 the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of March, 2026.


Janice Ann Shaw Camper


Jerry Lane Shaw


Byron Neal Shaw

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Carla J. Tidmore, a Notary Public in and for said County, in said State, hereby certify that Janice Ann Shaw Camper, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of March, 2026.

(SEAL)



Carla J. Tidmore
Notary Public

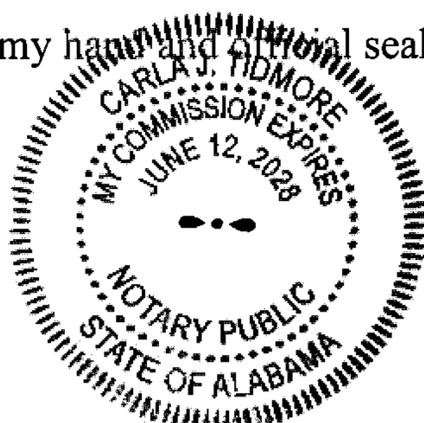
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Carla J. Tidmore, a Notary Public in and for said County, in said State, hereby certify that Jerry Lane Camper, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of March, 2026.

(SEAL)



Carla J. Tidmore
Notary Public

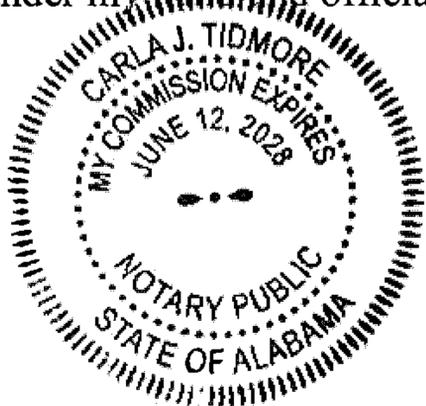
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Carla J. Tidmore, a Notary Public in and for said County, in said State, hereby certify that Byron Neal Camper, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of March, 2026.

(SEAL)



Carla J. Tidmore
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Janice Ann Camper Shaw
 Mailing Address Jerry Lane Shaw
Byron Neal Shaw
1667 Hwy 50
Vandiver, AL 35176

Grantee's Name Terry LeVann Leeth
 Mailing Address Sandra Waldrep Leeth
1595 Hwy 50
Vandiver, AL 35176

Property Address 1595 Highway 50
Vandiver, AL 35176

Date of Sale 03/20/2026
 Total Purchase Price or \$67,000.00
 Actual Value or \$
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2026 03:19:22 PM
 \$99.00 BRITTANI
 20260325000085360

Brittani S. Boyd

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 _____

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 20, 2026

Print: Carla J. Tidmore

Unattested _____
 (verified by)

Sign: *Carla J. Tidmore*
 Grantor/Grantee/Owner/Agent (circle one)