  
20130109000011940 1/4 \$120.00  
Shelby Cnty Judge of Probate, AL  
01/09/2013 11:27:45 AM FILED/CERT

Shelby County, AL 01/09/2013  
State of Alabama  
Deed Tax: \$98.00

Address of Grantor(s):  
P. O. Box 6  
Albertville, AL 35950

Address of Grantee(s) and tax statements to:  
428 North Broad Street  
Albertville, AL 35950

Property Address:  
Highway 31  
Pelham, AL 35124

By executing this instrument, the undersigned certify that the consideration referred to herein is the total purchase price or the actual cash value of the property being conveyed and this certification is made pursuant to and in compliance with § 40-22-1, Code of Alabama 1975. The undersigned further understand that any false statement as to purchase price or actual cash value may result in the imposition of a penalty as prescribed in § 40-22-1(h) Code of Alabama, 1975.

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**This instrument prepared by DAVID LEE JONES, attorney, 2305 Worth St., P.O. Box 940, Guntersville, AL 35976, (256) 582-0588. Unless separately contracted, the draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**STATE OF ALABAMA - SHELBY COUNTY  
REPLACEMENT GENERAL WARRANTY DEED**

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KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DONALD E. SPURLIN, a married man, herein GRANTOR, does hereby grant, bargain, sell and convey unto SHANE R. WILKS, CRAIG G. WILKS, AND ED GOODWIN, herein GRANTEE, heirs and/or assigns, AN UNDIVIDED 1/4 INTEREST IN AND TO the following described real property:

Part of the NW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, which is more particularly described as follows: Commence at the NW corner of the NW 1/4 of said Section; thence run East along the North line of said 1/4 Section for a distance of 369.52 feet; thence 90 deg. 00'00" right and run Southerly for a distance of 1,089.47 feet to a point on a traverse line of Old Bishop Creek shown on a survey of a 7.40 acre tract, dated July 11, 1978, made by John E. Norton, Ala. Reg. P.E. and L.S. No. 10287; thence 57 deg. 15'38" left and run Southeasterly along said traverse line for a distance of 317.57 feet; thence 26 deg. 59'56" left and continue along said traverse for a distance of 170.50 feet; thence 29 deg. 51'32" left and run along said traverse for a distance of 99.28 feet; thence 54 deg. 36'27" left and run along said traverse for a distance of 293.24 feet to a point of spiral of a curve on U.S. Highway 31 South; thence 05 deg. 40'36" left to the right of way tangent of said Highway; thence reverse course and from said tangent extended Southerly turn an angle to the right of 05 deg. 40'36" and run along said traverse line for a distance of 77.84 feet to the point of beginning; thence 88 deg. 22'28" right and run Westerly for a distance of 203.00 feet; thence 86 deg. 21'41"

right and run Northerly for a distance of 100 feet; thence 93 deg. 39'02" right and run Easterly for a distance 210.0 feet to a point on the West right of way line of U.S. Highway 31 South; thence 94 deg. 03'48" right and run Southerly along said right of way line for a distance of 22.00 feet to said point of spiral curve; thence continue Southerly along said spiral curve and said right of way line for a distance of 78.00 feet; thence run Westerly for a distance of 5.02 feet to the point of beginning. Said parcel contains 20,883.87 square feet or 0.48 acres, more or less, according to the survey of Joseph A. Miller, Jr., Ala. Reg. No. 2875, dated July 15, 1993.

AND ALSO: An easement for access to a sewage pumping station, said easement being situated in part of the NW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of the NW 1/4 of said section; thence run East along the North line of said 1/4 section for a distance of 369.52 feet; thence 90 deg. 00'00" right and run southerly for a distance of 1,089.47 feet to a point on the traverse line of Old Bishop Creek shown on a survey of a 7.40 acre tract, dated July 11, 1978, made by John E. Norton, Ala. Reg. P.E. and L.S. No. 10287; thence 57 deg. 15'38" left and run Southeasterly along said traverse line for a distance of 317.57 feet; thence 26 deg. 59'56" left and continue along said traverse for a distance of 170.50 feet; thence 29 deg. 51'32" left and run along said traverse for a distance of 99.28 feet; thence 54 deg. 36'27" left and run along said traverse for a distance of 293.24 feet to a point of spiral of a curve on U.S. Highway 31 South; thence 05 deg. 40'36" left to the right of way tangent from said Highway; thence reverse course and from said tangent extended Southerly turn an angle to the right of 05 deg. 40'36" and run along said traverse line for a distance of 77.84 feet to the point of beginning; thence 88 deg. 22'28" right and run Westerly for a distance of 12.28 feet; thence run Southerly for a distance of 6.00 feet; thence run Easterly for a distance of 17.30 feet to a point on said right of way line; thence run North along said right of way line for a distance of 6.00 feet; thence run Westerly for a distance of 5.02 feet to the point of beginning, according to the survey of Miller, Triplett & Miller Engineers, Inc. (kh99\12684)

The property contained hereinabove does not constitute any part of the homestead of the GRANTOR nor the spouse of the GRANTOR.


The property contained hereinabove does not constitute any part of the homestead of the GRANTOR nor the spouse of the GRANTOR.

**This Deed is given for replacement of the original Deed between the parties herein dated February 16, 1999, which was lost and never recorded.**

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 1999, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.
- C. Subject to an easement for sanitary sewer, and also the terms and conditions pertaining thereto as set out in Agreement recorded in Instrument No. 1193-785.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

  
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IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand/s and seal/s on this the 14 day of December, 2012.

  
DONALD E. SPURLIN

I, the undersigned, hereby certify that DONALD E. SPURLIN, whose name is/are signed to the foregoing, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the same, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand on this the 14 day of December, 2012.

Christine  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**Commission Expires 11-02-2016**



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# Real Estate Sales Validation Form

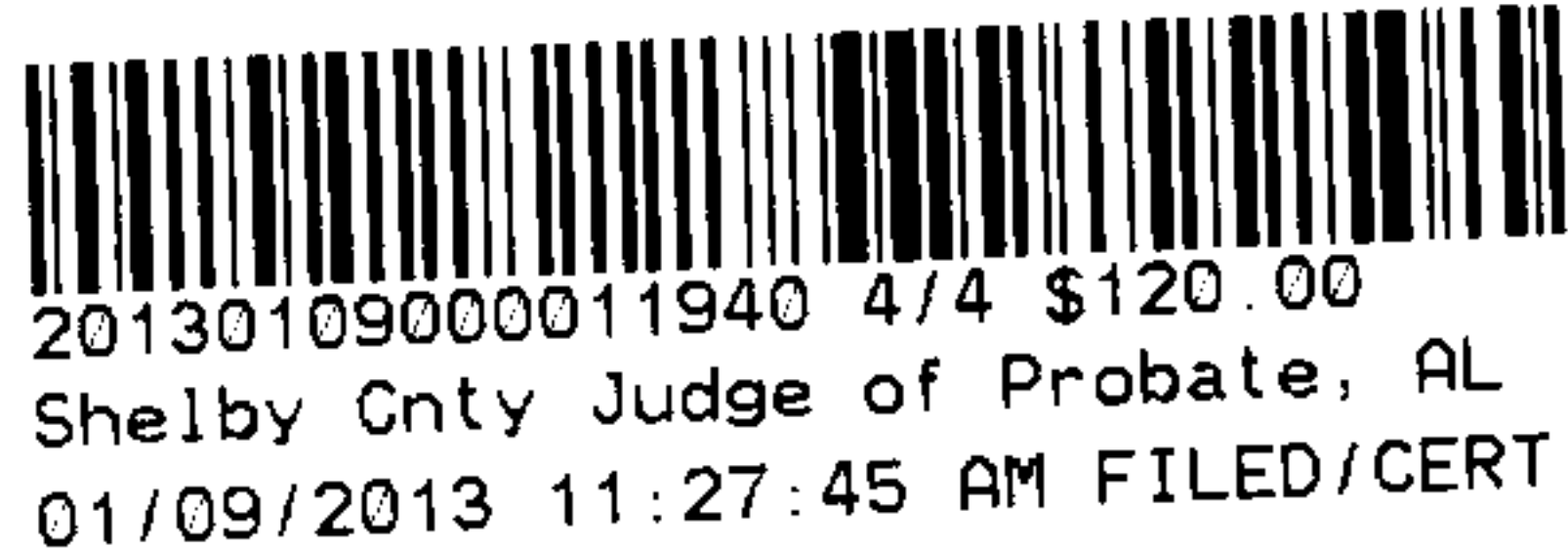
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Donald E. Spurlin  
Mailing Address P.O. Box 6  
Albertville, AL 35950

Grantee's Name SHANE R. WILKES, CRAIG G. WILKS, ED GOODWIN,  
and DANIEL T. PASSEN  
Mailing Address 428 North Broad Street  
Albertville, AL 35950

Property Address 2308 Pelham Pkwy  
Pelham, AL, 35124

Date of Sale February 16, 1999  
Total Purchase Price \$XXXXXXXXXXXX



or  
Actual Value \$  
or  
Assessor's Market Value \$ 97,637.50

The purchase price or actual value claimed on this form can be verified in the following docur evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

1/4  
Interest  
in  
Property

If the conveyance document presented for recordation contains all of the required information 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 12/31/2012

Print Shane Wilkes

☐ Unattested  
(verified by)

Sign Shane Wilkes  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1