

THIS INSTRUMENT PREPARED BY:

Samuel Kyle Spates

37114 Hwy 25 Sout

Harpersville, AL 35078

SEND TAX NOTICE TO:

Linda Wood Pearce

PO Box 42

Harpersville, AL 35078

Warranty Deed

State of Alabama

County of Shelby



20240606000168150 1/4 \$51.00
Shelby Cnty Judge of Probate, AL
06/06/2024 09:05:12 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **\$ FIVE HUNDRED DOLLARS AND NO/100 (\$500.00)**, and other good and valuable consideration in hand paid to **Samuel Kyle Spates**, a single man, hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by **Linda Wood Pearce**, a single woman, residing at 480 Lakeview Circle, Harpersville, AL 35078, (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, **Linda Wood Pearce**, the following described real property situated in Shelby County Alabama, to-wit:

A parcel of land located in the NW ¼ of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1" Iron Rod, marking the NE corner of the NE ¼ of the NW ¼ Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; Thence N89°47'41"W along the north line of said Section for a distance of 366.87' to a 1" Iron Rod; Thence N89°34'40"W along said north line for a distance of 196.91' to a 5/8" Rebar on the east right-of-way line of Hwy 25 (80' Public right-of-way); Thence S25°55'16"W along said right-of-way line for a distance of 519.51' to an Axle; Thence N88°05'55"E for a distance of 418.94' to a 2" Open Top Pipe; Thence S26°06'18"W for a distance of 315.20' to a 1" Open Top Pipe; Thence S8°46'15"W for a distance of 33.57' to a 5/8" Capped Rebar (BAILEY CA899LS) and the Point of Beginning; Thence S8°46'15"W for a distance of 166.13' to an Axle; Thence S88°29'39"W for a distance of 458.37' to a 1½" Open Top Pipe on the East right-of-way line of Hwy 25 (80' Public right-of-way); Thence N20°43'12"E along said right-of-way line for a distance of 209.78' to a 5/8" Capped Rebar (BAILEY CA899LS); Thence N24°18'07"E along said right-of-way line for a distance of 76.17' to a 5/8" Capped Rebar (BAILEY CA899LS); Thence S76°41'33"E for a distance of 388.40' to the Point of Beginning. Said parcel containing 92,883 SQFT (2.13 acres) +/-.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

SUBJECT TO any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assign, that Grantor is lawfully seized in fee simple of said premises: that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee and Grantee's heirs and assign forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the **5th day of June, 2024**.

Samuel Kyle Spates

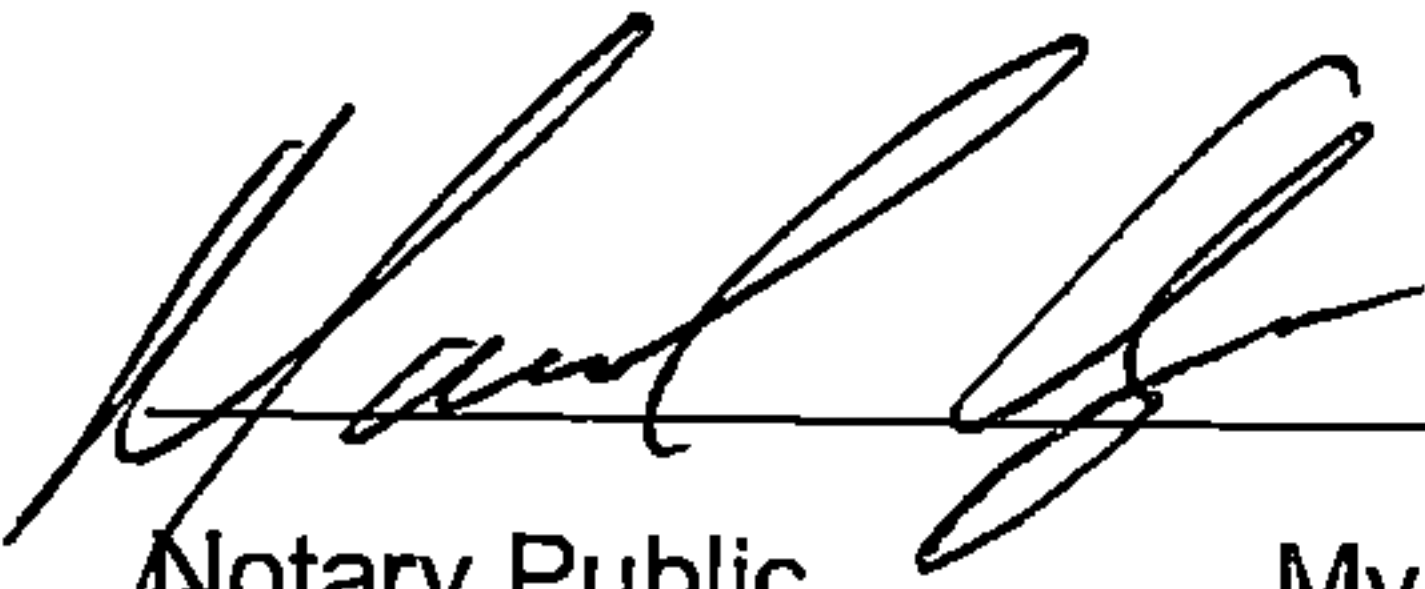
STATE OF ALABAMA

COUNTY OF SHELBY


Shelby County, AL 06/06/2024
State of Alabama
Deed Tax: \$20.00

I, the undersigned Notary Public in and for said County and State, hereby certify that Samuel Kyle Spates, whose name(S) is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June 2024.

 Nov 9, 2026
Notary Public My Commission Expires:

MARISOL OLGUIN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026


20240606000168150 2/4 \$51.00
Shelby Cnty Judge of Probate, AL
06/06/2024 09:05:12 AM FILED/CERT



20240606000168150 3/4 \$51.00
Shelby Cnty Judge of Probate, AL
06/06/2024 09:05:12 AM FILED/CERT

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveyors in the State of Alabama to the best of my knowledge, information and belief.

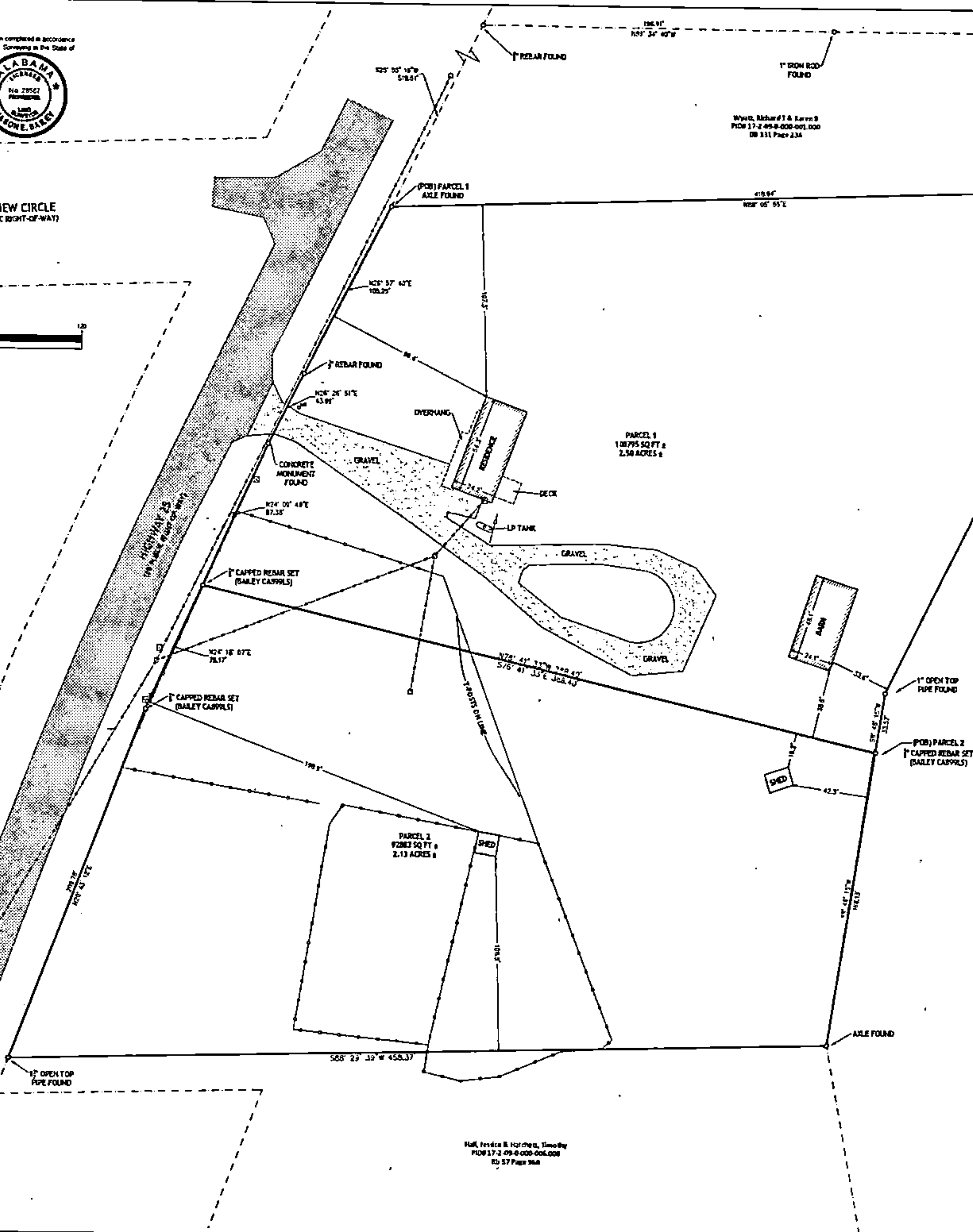
James E. Bailey
James E. Bailey, P.E.
Alabama Reg. No. 20651
Date: 06/14/2024



LAKEVIEW CIRCLE
(BY PUBLIC RIGHT-OF-WAY)

GRAPHIC SCALE
1" = 50'

- NOTES**
- Field work for this survey was completed on 05/16/2024.
 - All easements and rights-of-way shown on this drawing are based on the information provided by the owner and the surveyor's investigation. The surveyor has made no investigation or search for easements or rights-of-way, improvements, restrictive covenants, or other facts that may affect the survey.
 - The survey data for this survey is based on the following: State Plane Coordinate System, Zone 16N as determined by RTK GPS observations with corrections provided by the ALDOT GPS network.
 - According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency for the Town of Jasper, Jasper County, Alabama (Community Number 000000), Map Number 0110000000, Effective Date 02/22/2013, the area shown on this drawing is not in a Special Flood Hazard Zone.
 - No underground utilities were located as part of this survey.



LEGAL DESCRIPTION

PARCEL 1:
A parcel of land located in the NW 1/4 of Section 8, Township 23 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Commence at a 1" iron rod, marking the NE corner of the NE 1/4 of the NW 1/4 of Section 8, Township 23 South, Range 1 East, Shelby County, Alabama; Thence N89°42'10\"/>

PARCEL 2:
A parcel of land located in the NW 1/4 of Section 8, Township 23 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Commence at a 1" iron rod, marking the NE corner of the NE 1/4 of the NW 1/4 of Section 8, Township 23 South, Range 1 East, Shelby County, Alabama; Thence N89°42'10\"/>

LEGEND

- 1/2\"/>

PROJECT	37144 HWY 25 HARRISVILLE, AL 35078
CLIENT	RICHARD HAWK HARRISVILLE, AL 35078
TITLE	PROPERTY BOUNDARY SURVEY

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
4121 Snookley Road
Albany, AL 35007
P: 205.978.0888 F: 205.624.3334
www.baileylandgroup.com



24.054
1 of 1

Real Estate Sales Validation Form



20240606000168150 4/4 \$51.00
Shelby Cnty Judge of Probate, AL
06/06/2024 09:05:12 AM FILED/CERT

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

Grantor's Name Samuel Kyle Spates
Mailing Address 37114 Hwy 25 S
Harpersville, AL 35078

Grantee's Name Linda Wood Pearce
Mailing Address PO Box 42
Harpersville, AL 35078

Property Address _____
Vacant

Date of Sale 06/05/2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 19,620

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 06/06/2024

Print Linda Wood Pearce

X Unattested

Laura Nelson
(verified by)

Sign

Linda Wood Pearce

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1