



20240924000297040 1/8 \$238.50
Shelby Cnty Judge of Probate, AL
09/24/2024 11:59:42 AM FILED/CERT

Space above this line reserved for recording department

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTEE.

This document prepared by:
John Bahakel & Associates
2131-12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice To:
Thomas S. Slaughter, III
P. O. Box 1312
Calera, AL 35040

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Ten And 00/100 Dollars (\$10.00)*** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Thomas S. Slaughter, III**, a married person, PO Box 1312, Calera, AL 35040, **Tami Slaughter Jones**, a single person, 1504 Maple Valley Court, Pell City, AL 35128, **Kenya Slaughter Walker**, a single person, PO Box 402, Columbiana, AL 35051, **Claude Garrett Slaughter**, a married person, 49 Spates Dr., Harpersville, AL 35078, **John Mack Slaughter**, a married person, 180 Swallow Ln, Shelby, AL 35143, **James Michael Wilson**, a married person, 726 Washington St., Clyde, KS 66938, **Jaqueline Rachael Wilson**, a single person, 424 Meriweather Ln, Calera, AL 35040, and **Erica Roberts**, a married person, 399 Waterford Cove Trail, Calera, AL 35040 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell, aliens, remises, release, convey and confirm unto **Thomas Slaughter, III**, (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

See Exhibit A

Subject to all easements, restrictions, covenants, conditions, rights of way and encumbrances of record, if any.

Note: The subject property is NOT the homestead of any Grantor nor their respective spouse.

The street address of the property is: 10465 Hwy 25, Calera, AL 35040

The Parcel ID Number is: 28 5 21 3 301 032.000

Source of title: Book 201, Page 486 and Book 355, Page 400.

Sale price determined by agreement as part of estate; 5/6 of Tax Assessor Value is: \$188,283.33.

Grantors are the surviving heirs of **Thomas S. Slaughter, II**, who departed this life on December 13, 2008, and **Sarah King Slaughter**, who departed this life on September 15, 2015. No estate has been probated for either person. Heirship Affidavits being recorded simultaneously herewith.

To have and to hold, to the said grantees, their heirs and assigns, forever.

And said grantors do for themselves, their heirs and assigns covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, we have hereunto set our hands and seals this 25th day of August, 2024.

Thomas S. Slaughter, III (Seal)

Thomas S. Slaughter, III

Tami Slaughter Jones (Seal)

Tami Slaughter Jones

Kenya Slaughter Walker (Seal)

Kenya Slaughter Walker

Claude Garrett Slaughter (Seal)

Claude Garrett Slaughter

John Mack Slaughter (Seal)

John Mack Slaughter

James Michael Wilson (Seal)

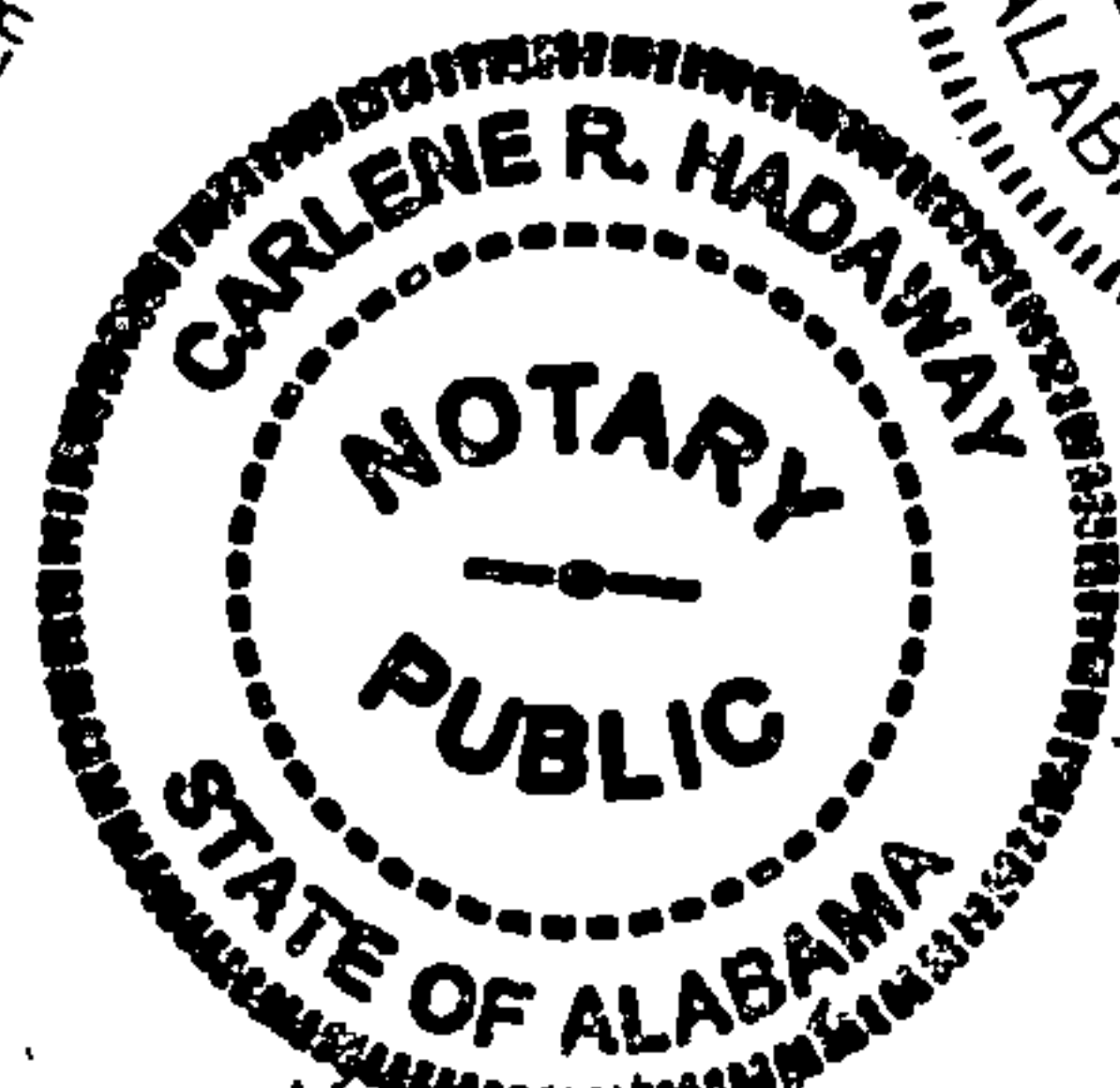
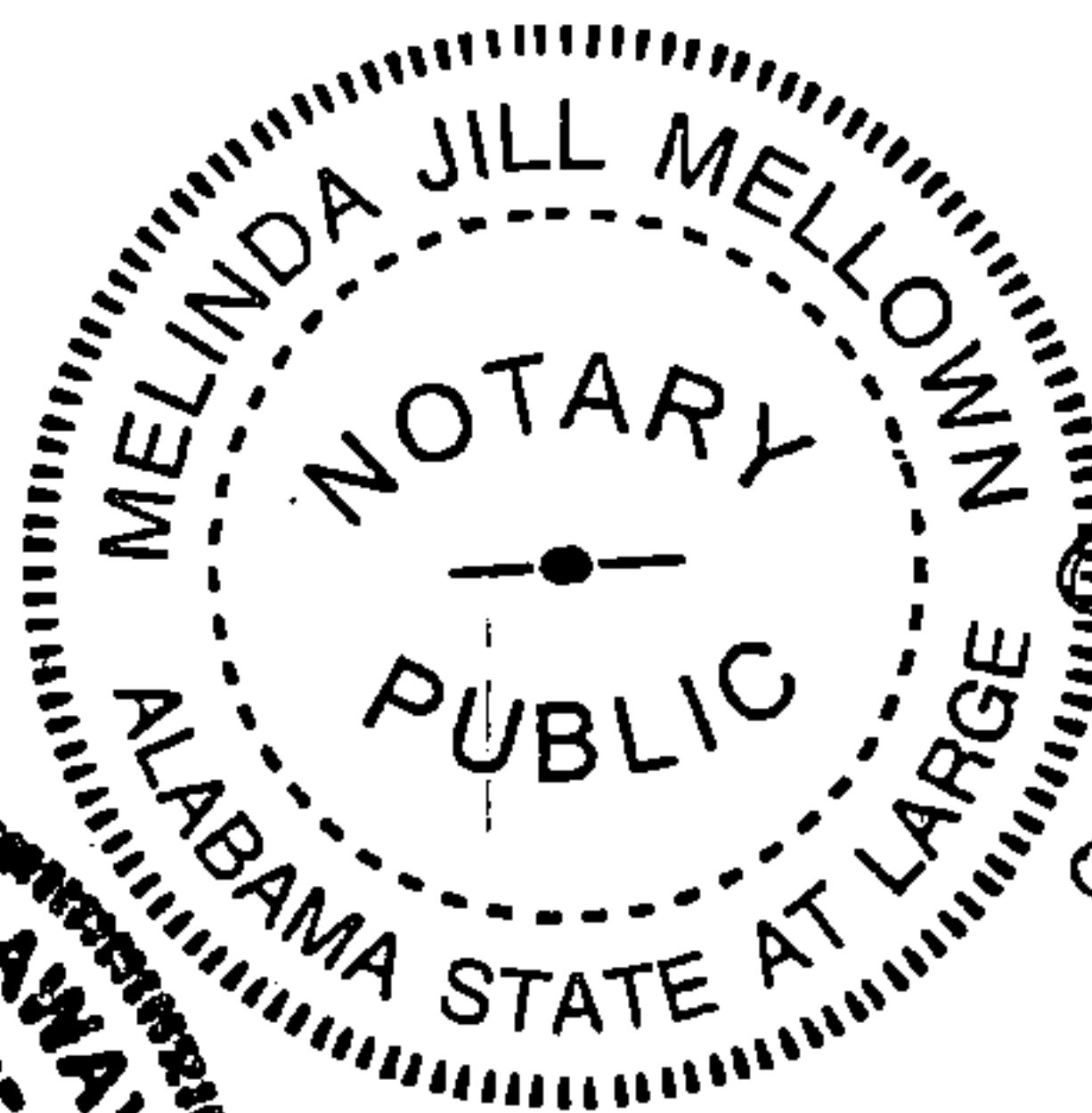
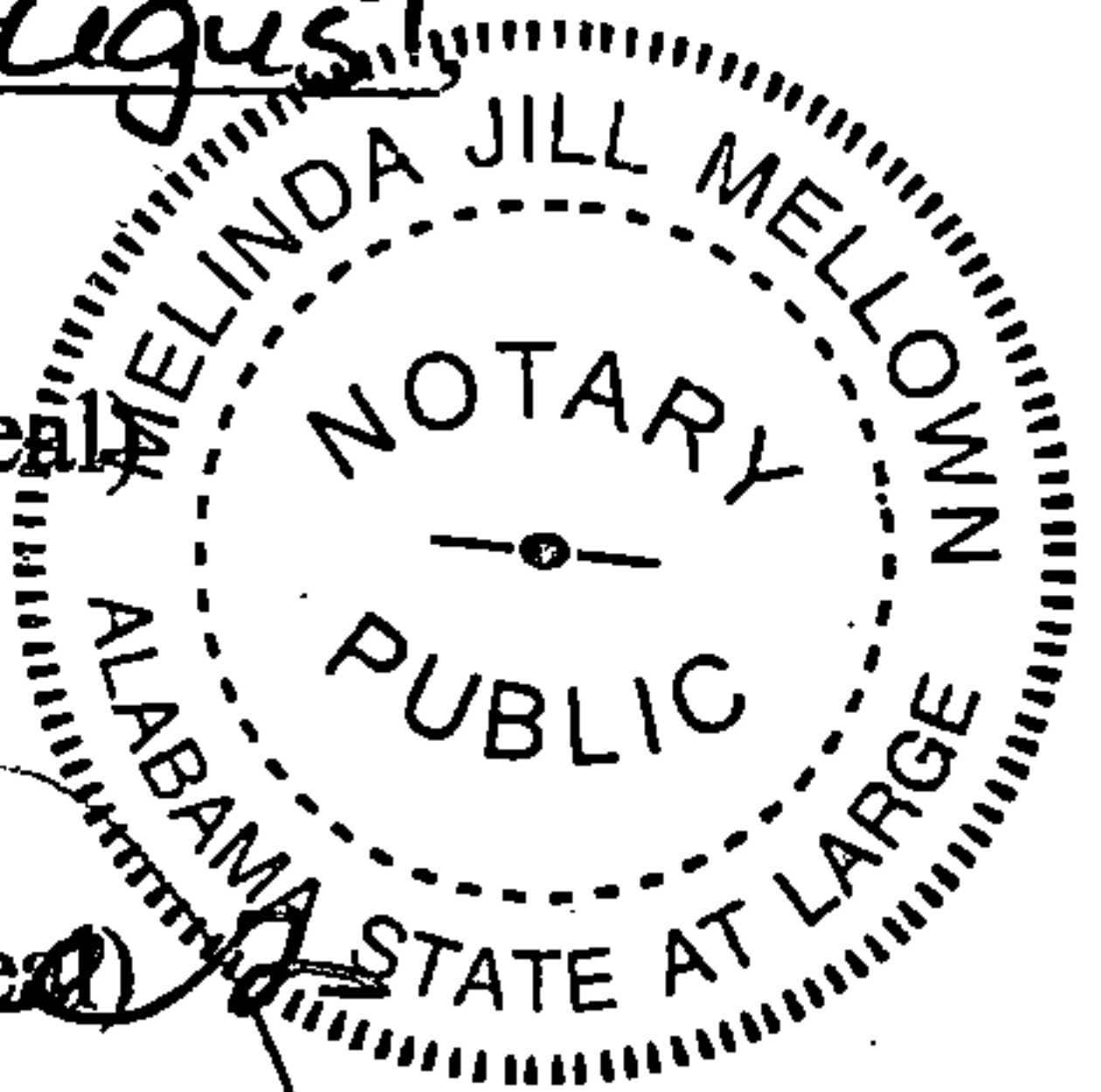
James Michael Wilson

Jaqueline Rachael Wilson (Seal)

Jaqueline Rachael Wilson
Jacqueline Rachel Wilson

Erica Roberts (Seal)

Erica Roberts

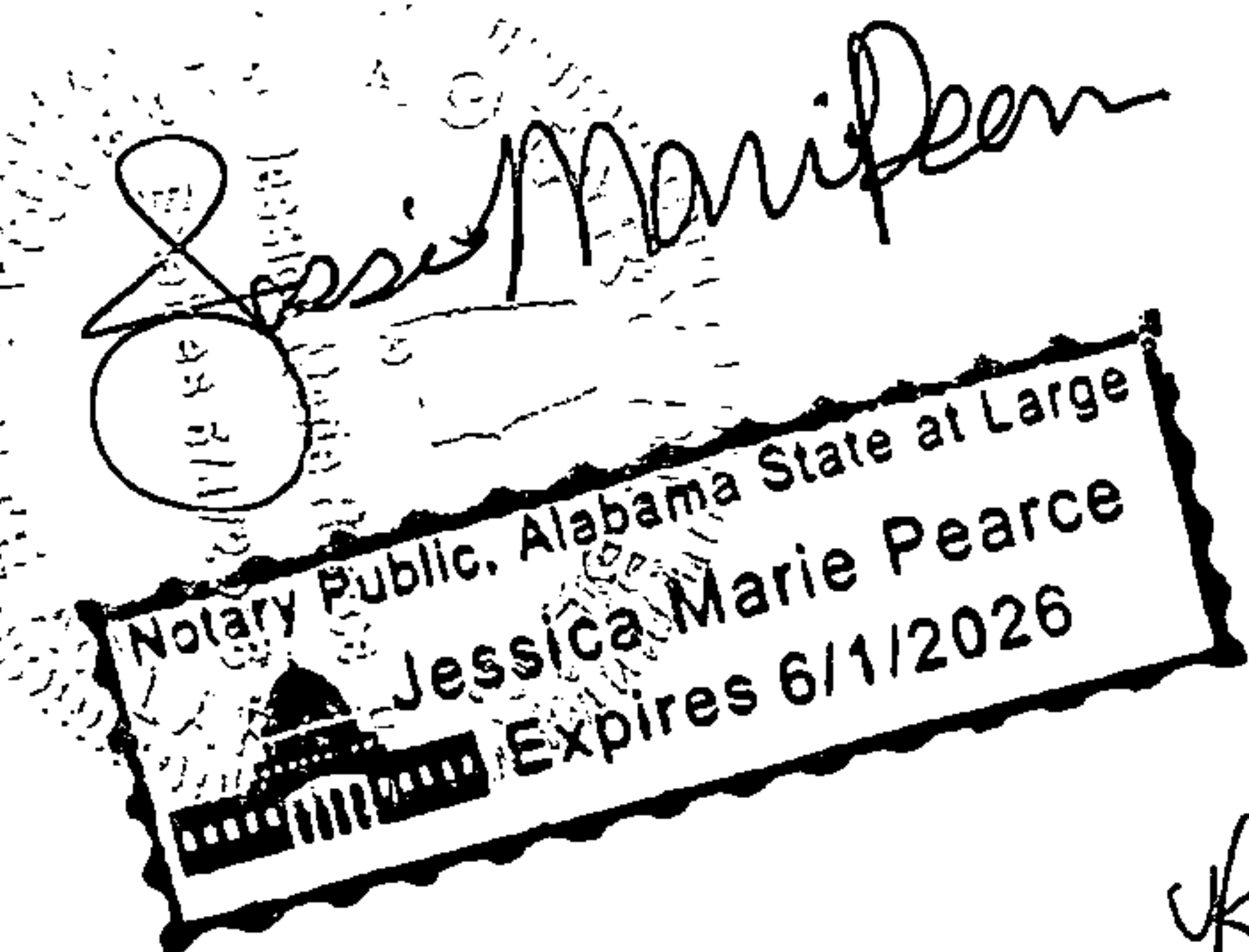


MY COMMISSION EXPIRES NOVEMBER 16, 2025

Carlene R. Hadaway
Notary Public

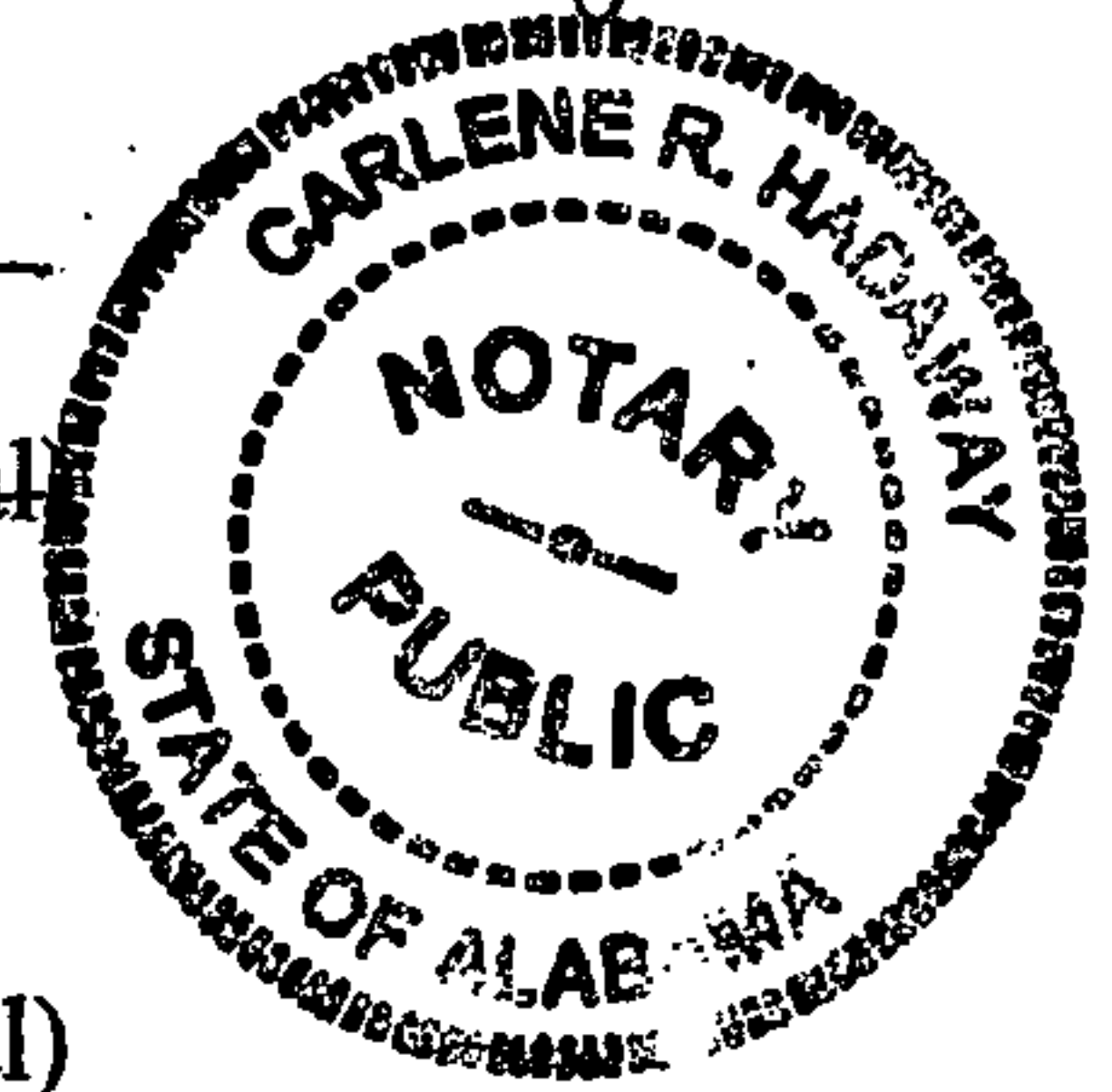


ASHLEY TOBALD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-24-2025



Jessie Marie Pearce

Carlene R. Hadaway
MY COMMISSION EXPIRES NOVEMBER 16, 2025





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State of Alabama
County of St. Clair

General Acknowledgment

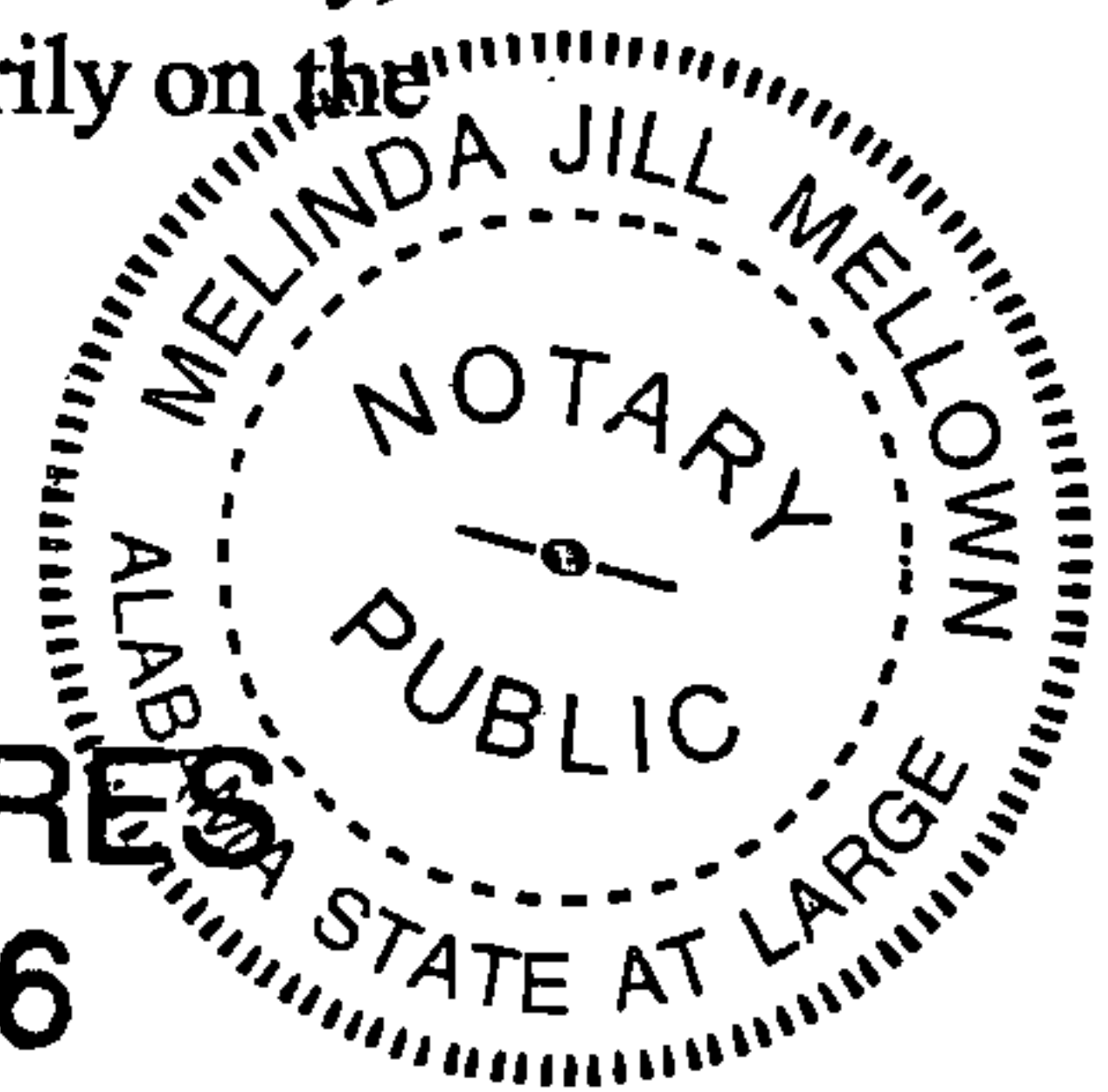
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Thomas S. Slaughter, III**, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, acknowledged before me on this day, that, being informed of 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 the 30th day of August, 2024.

Melinda Jill Mellow
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 1st 2026



State of Alabama
County of St. Clair

General Acknowledgment

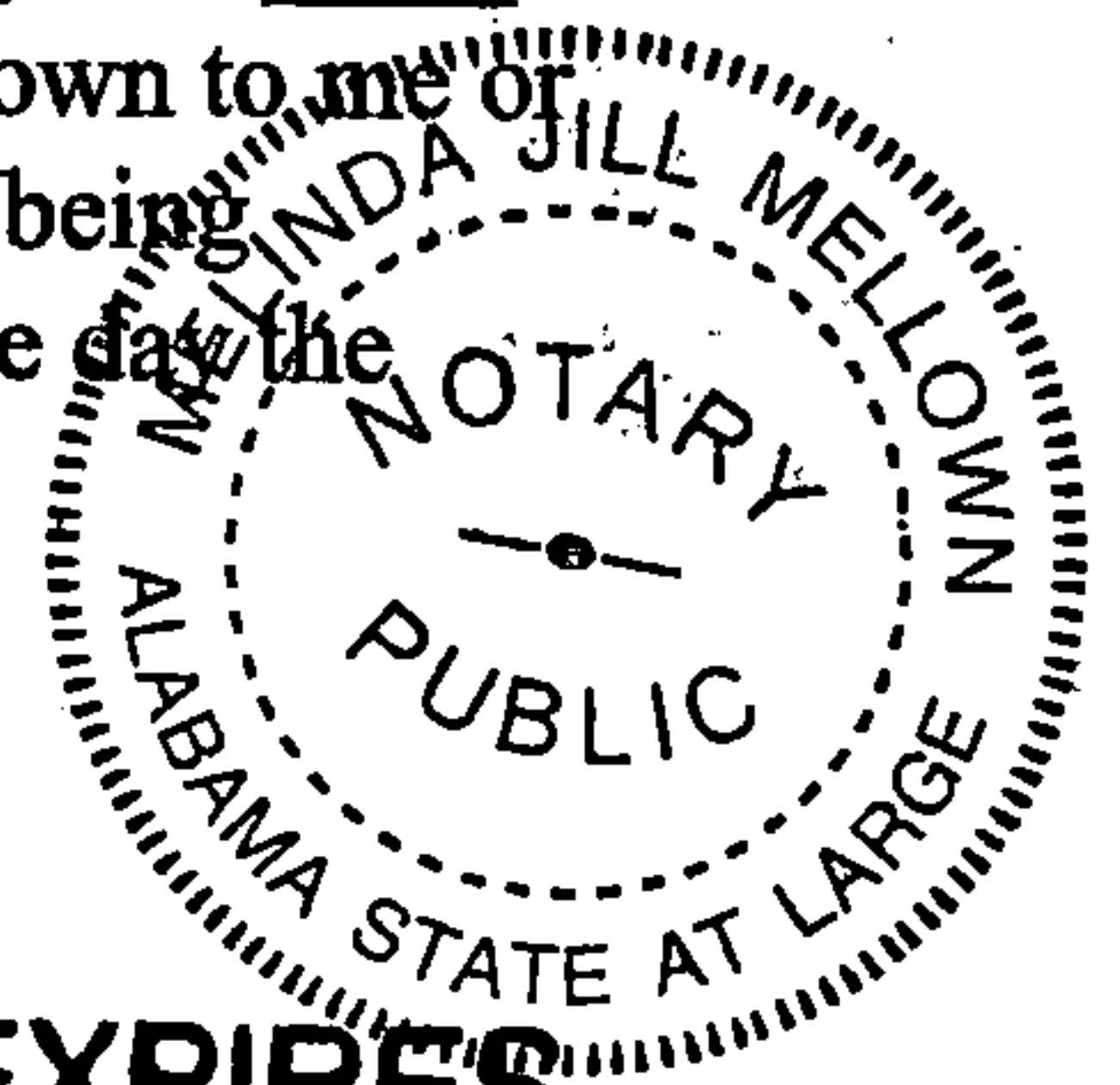
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Tami Slaughter Jones**, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of her identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 2024.

Melinda Jill Mellow
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 1st 2026



State of Alabama
County of Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kenya Slaughter Walker**, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the



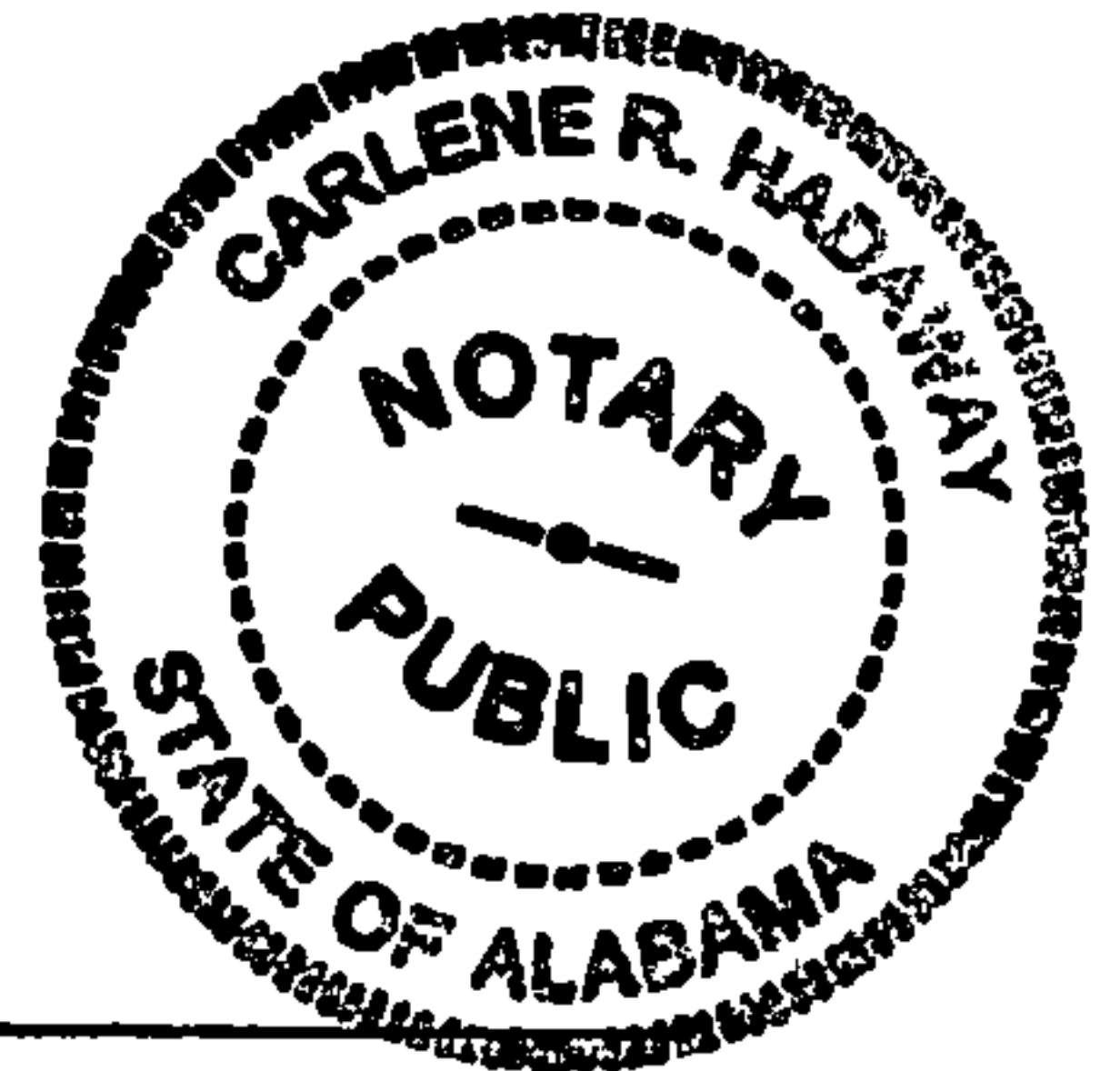
20240924000297040 4/8 \$238.50
Shelby Cnty Judge of Probate, AL
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same bears date.

Given under my hand and official seal, this the 6th September,
~~day of August~~, 2024.

Carlene R. Hadaway
Notary Public

My Commission Expires:



MY COMMISSION EXPIRES NOVEMBER 16, 2025

State of Alabama

County of Talladega

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Claude Garrett Slaughter, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, 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 the 26th day of August, 2024.

Kendria R. Cobb
Notary Public

My Commission Expires: MY COMMISSION EXPIRES:
NOVEMBER 6, 2027

State of Alabama

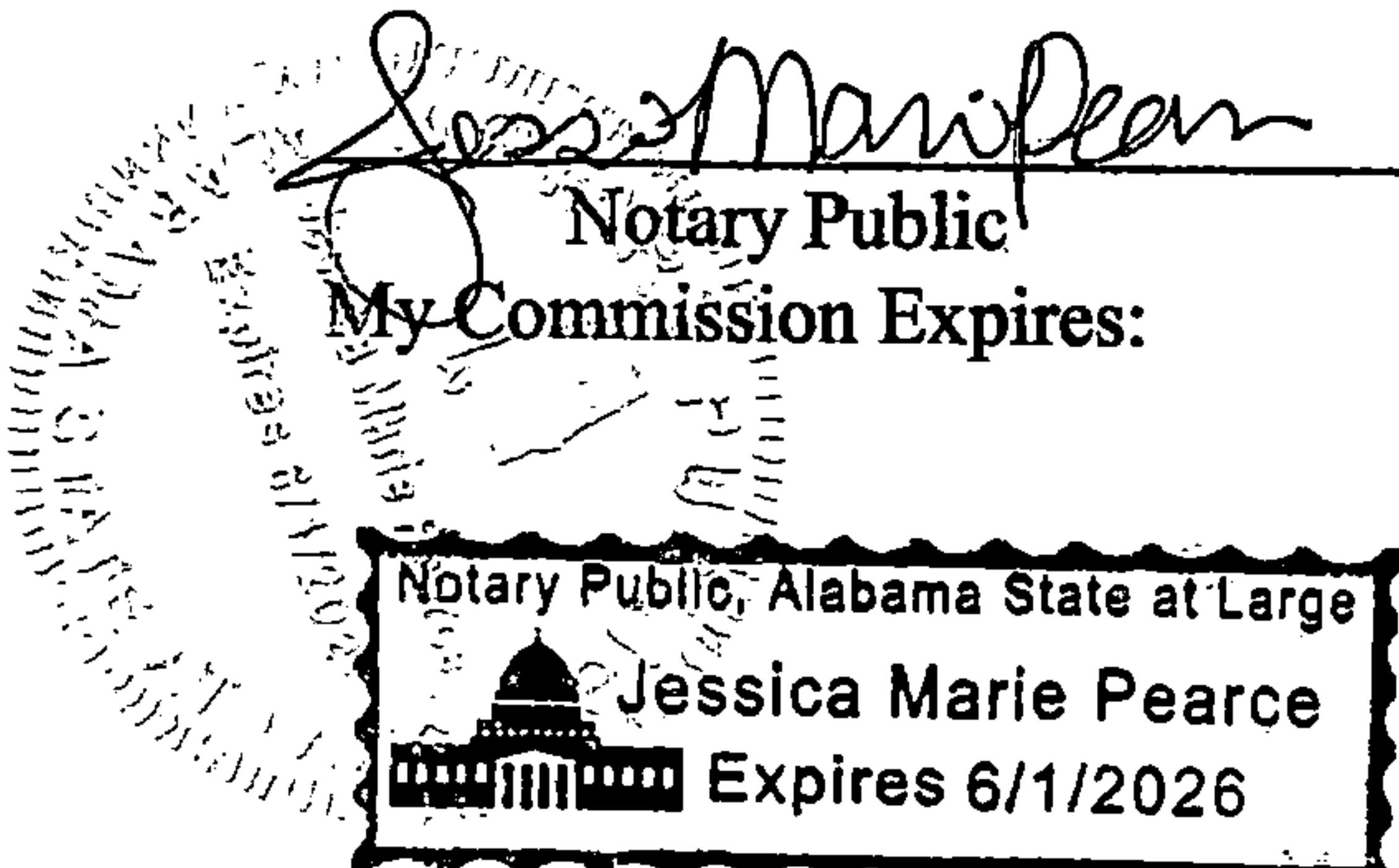
County of Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Mack Slaughter, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, 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 the 10th September,
~~day of August~~, 2024.

Jessica Marie Pearce
Notary Public
My Commission Expires:





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State of Kansas
County of Cloud

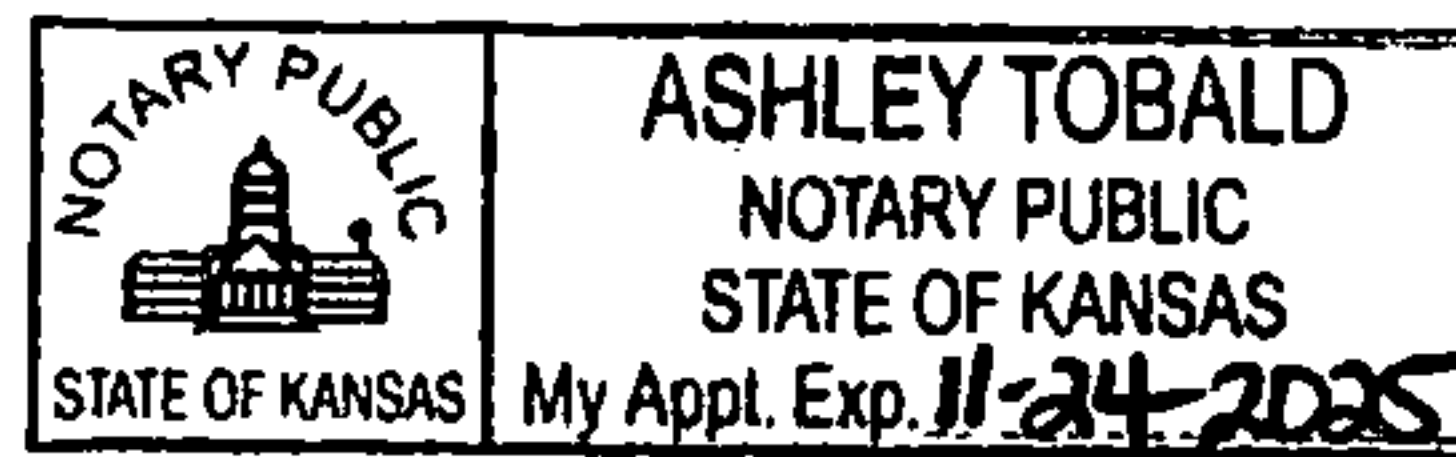
General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James Michael Wilson**, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, 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 the 16 day of September, 2024.

Ashley Tobald
Notary Public

My Commission Expires: 11-24-2025



State of Alabama
County of Shelby

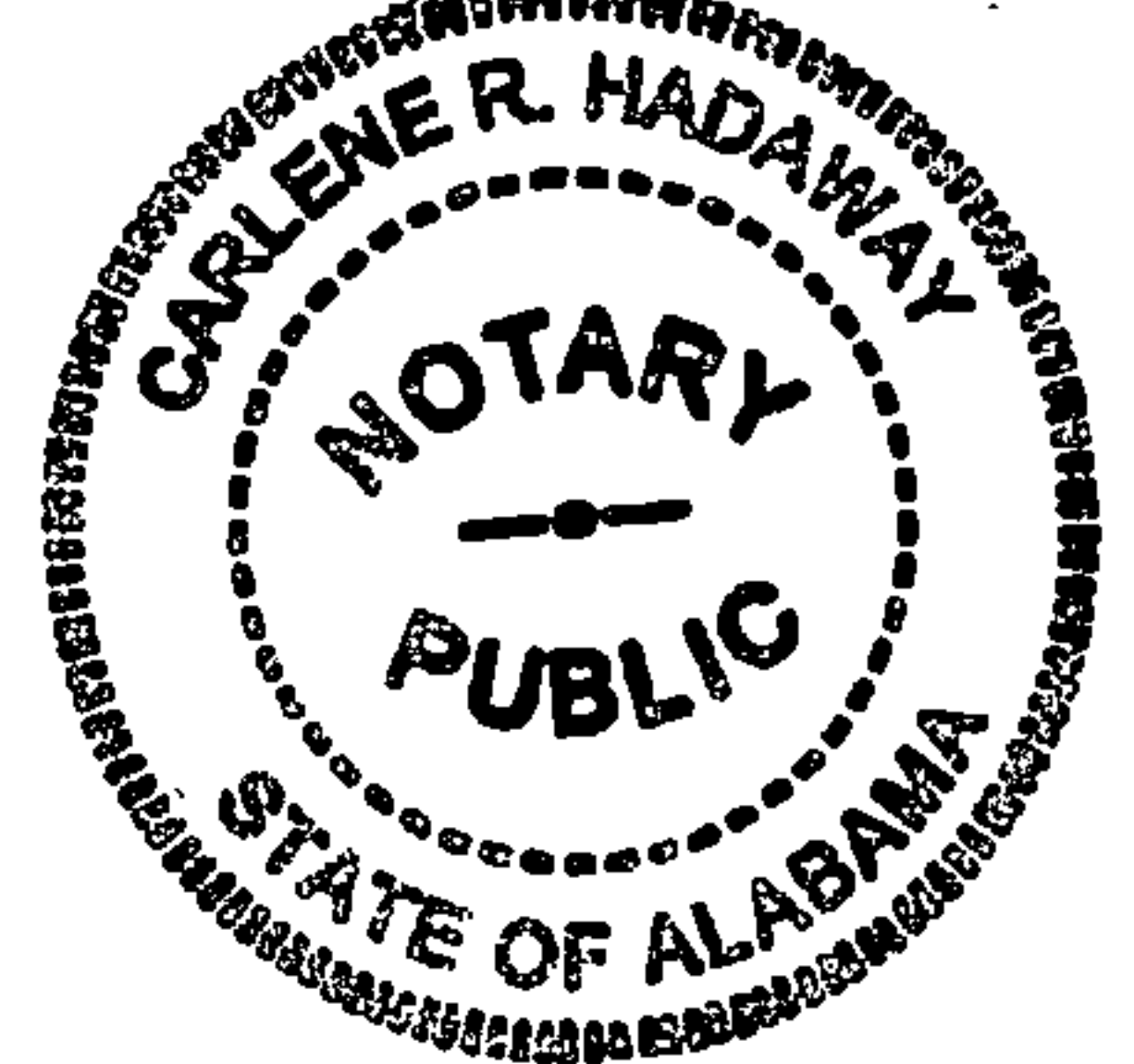
General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jaqueline Rachael Wilson**, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of her identity, 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 the 6 day of September, 2024.

Carlene R. Hadaway
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES NOVEMBER 16, 2025



State of Alabama
County of Shelby

General Acknowledgment

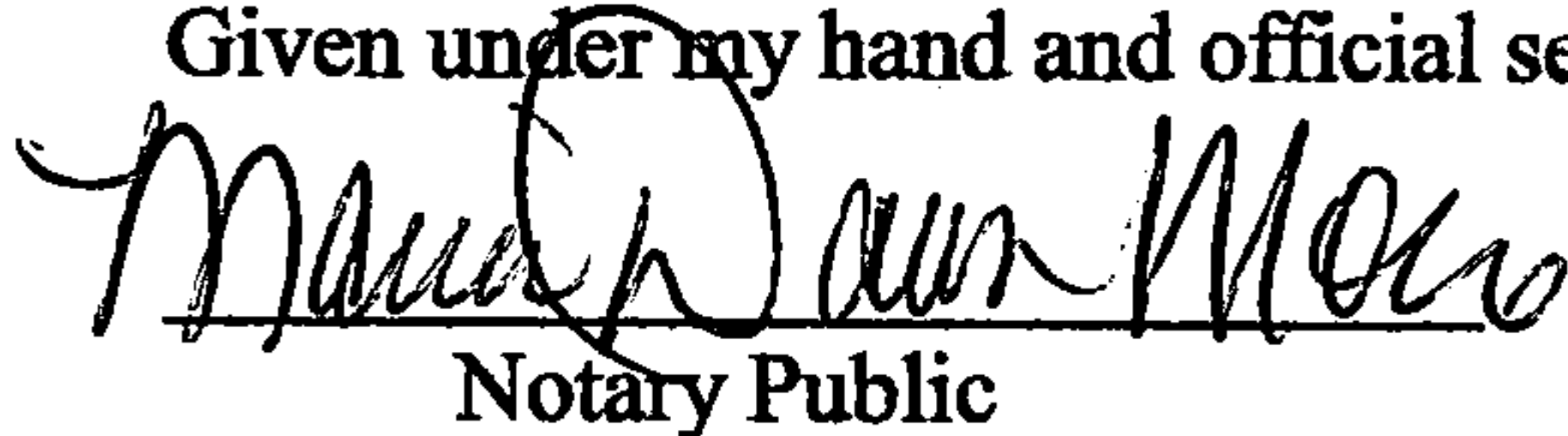
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Erica Roberts**, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of her identity, acknowledged before me on this day, that, being



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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 the 6 day of ^{Sept, 2024}~~August, 2024~~.


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES APRIL 29, 2025

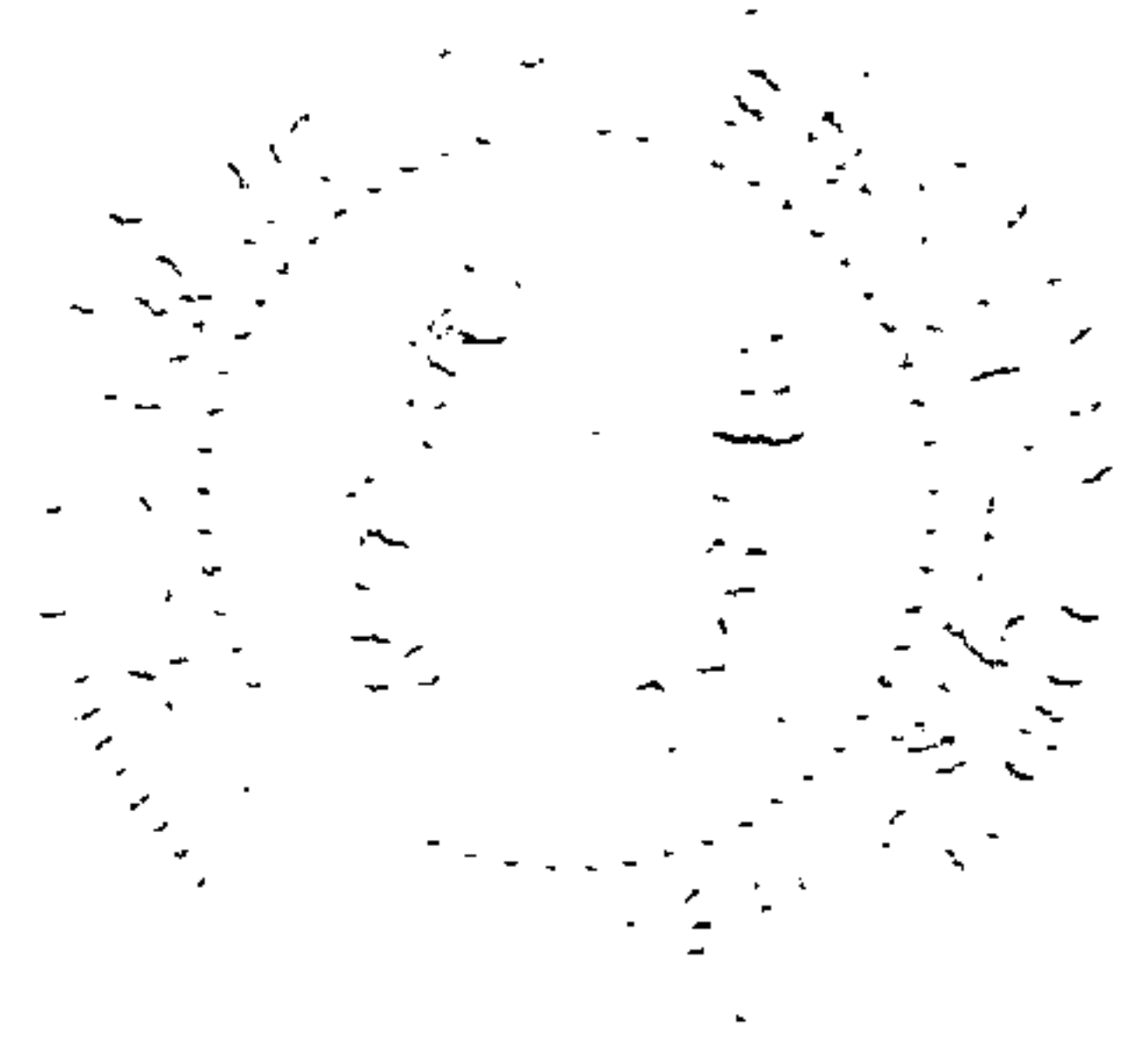


Exhibit A

Deed from: Thomas Slaughter, III, Tami Slaughter Jones, Kenya Slaughter Walker, Claude Garrett Slaughter, John Mack Slaughter, James Michael Wilson, Jaqueline Rachael Wilson and Erica Roberts

To: Thomas Slaughter, III

The street address of the property is: 10465 Hwy 25, Calera, AL 35040

The Parcel ID Number is: 28 5 21 3 301 032.000

Legal Description:

PARCEL 1

Lot No. 6 Orchard Allotment Perry Survey fronting on Patton Street 130 feet, more or less, or commencing at the Southeast corner of Lot No. 9, in Block No. 1, according to J. H. Dunstan's Plat and Survey of the Town of Calera, Alabama, and running Southwest 50 feet along the North side of Patton Street; run thence Northerly 90 feet, more or less; run thence Easterly 50 feet; run thence Southerly 102 feet and 6 inches to the point of beginning, being in the East part of said Lot No. 9, in Block No. 1, said Lot is included in a deed made by Fite, Lyles Davis Company to J. T. Leeper, and by J. T. Leeper to H. A. Martin on the 7th day of October, 1897, which is of record in the office of the Judge of Probate of Shelby County, Alabama, and recorded May 4, 1898, in Deed Book 21, on page 68. Also, commencing at the Southwest corner of Lot No. 9, and running thence North to the Southwest corner of Lot No. 8, thence Easterly 25 feet; thence South to Patton Street; thence Westerly on the North side of said Patton Street 25 feet to the point of beginning of the lot herein described, being the West part of said Lot No. 9 in Block No. 1, according to J. H. Dunstan's Plat and Survey of the Town of Calera, Alabama.

Also, commencing at the Southwest corner of Mrs. Annie Martin's lot, known as the A. F. West property, and running West 350 feet; thence Northerly 30 feet; thence Northeasterly 355 feet to the corner of S. Stein's Lot; thence South 85 feet to the starting point, and being bounded on the East by what was formerly known as Annie Martin's lot, and lying West of the Louisville and Nashville Railway, and South of Southern Railway, all being in the Town of Calera, Alabama, and being the same property described and conveyed in that certain deed from H. C. Martin and Annie Martin to W. B. Blevins, dated September 12, 1904, and recorded in the office of the Judge of Probate in Deed Book 35, page 132.



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LESS AND EXCEPT the land condemned in: State of Alabama vs. T.S. Slaughter, et al, Shelby County Case No. 31-080, December 1, 1992, and described as:

A part of Lots 6, 9, 10, 11, & Part of 12, according to J. H. Dunston's map or survey of Calera and being more fully described as follows: Commencing at the northwest corner of NE 1/4 of SW 1/4, Section 21, T-22-S, R-2-W; thence southerly along the west line of said NE 1/4 of SW 1/4, a distance of 518 feet, more or less, to a point that is 50 feet northerly of and at right angles to the centerline of Project No. S-44-10; thence S 88° 09' 48" E, parallel with the centerline of said project, a distance of 62 feet, more or less, to the west line of the property herein to be conveyed and the point of beginning; thence continuing S 88° 09' 48" E, parallel with the centerline of said project, a distance of 348 feet, more or less, to the east property line; thence southerly along said property line, a distance of 5 feet, more or less, to the present northernmost right of way line of Alabama Highway No. 25; thence westerly along the said present northernmost right of way line, a distance of 220 feet, more or less, to the beginning of a present right-of-way line connecting the said present northernmost right-of-way line with the present north right-of-way line of said highway; thence turn an angle of 90° 00' to the left and run along said present connecting right-of-way line, a distance of 15 feet, more or less, to the said present north right-of-way line; thence westerly along said present north right-of-way line, a distance of 122 feet, more or less, to the west property line; thence northerly along said west property line, a distance of 20 feet, more or less, to the point of beginning.

PARCEL 2

A portion of Lot 12 of Block 1 of Dunstan's Map of Calera, lying in Section 21, Township 22 South, Range 2 West, and more particularly described as follows: Begin at the southwest corner of the aforesaid Lot 12 and proceed a distance of 25 feet along the southern boundary of said lot to the point of beginning; thence proceed at an angle of 84° 41' 46" north for a distance of 112.12 feet to the northern boundary of the aforesaid Lot 12 and thence proceed at an angle of 110° 48' 54" which along the northern boundary of said lot for a distance of 25 feet to the northeast corner of said lot and thence proceed southerly along the east boundary of said lot to the southeast corner of said lot and thence proceed westerly along the southern boundary of said Lot 12 for a distance of 50 feet to the point of beginning, situated in Shelby County, Alabama.