

**DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR COMPLIANCE WITH  
GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.**

This instrument was prepared by:  
ELLIS, HEAD, OWENS & JUSTICE  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

Send Tax Notice to:  
Ms. Sarah Slaughter  
49 Spates Drive  
Harpersville, AL 35078

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **JERRY SPATES**, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto **SARAH SLAUGHTER** (herein referred to as Grantee), all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE EXHIBITS "A" AND "B" ATTACHED HERETO  
AND MADE A PART HEREOF**

**SUBJECT TO all easements, mineral and mining rights, rights of  
way, and restrictive covenants thereto.**

The property being conveyed is not part of Grantor, nor his wife's, homestead.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup>  
day of February, 2025.

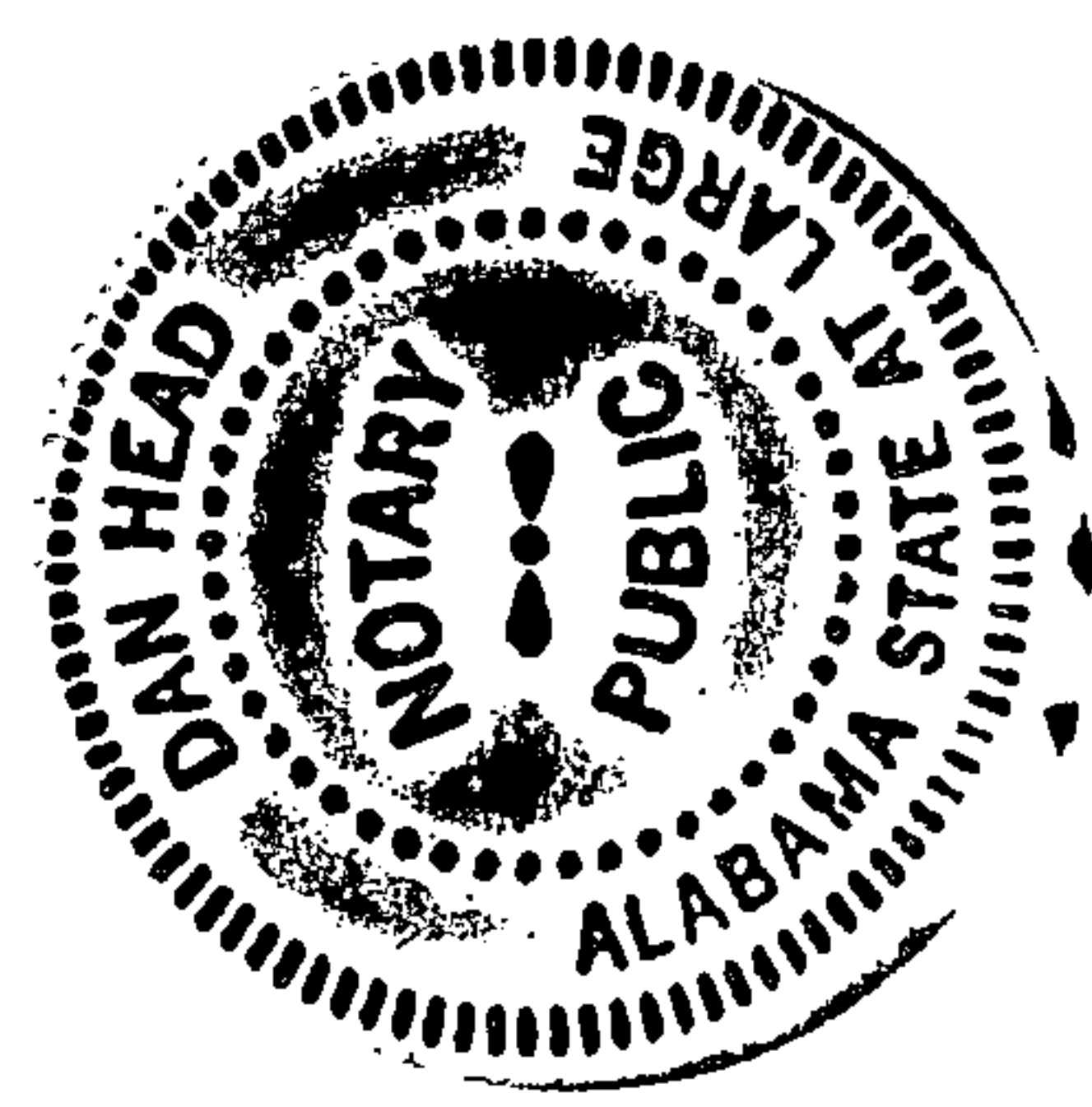
Jerry Spates (SEAL)  
Jerry Spates

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jerry Spate, a married man, 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 12<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_(SEAL)  
Notary Public  
My Commission Expires: 1/2/2029







20250212000043620 3/5 \$407.50  
Shelby Cnty Judge of Probate, AL  
02/12/2025 03:10:11 PM FILED/CERT

Exhibit "A"

A parcel of land situated in the East one-half of Section 35, Township 19 South Range 2 East, Shelby County Alabama being more particularly described as follows:

Commence at a found 5/8" rebar marking the Northwest corner of the said Section, thence run North 89 degrees 15 minutes 03 seconds East along the North line of Section 35 and South line of Section 26 for a distance of 2714.98 feet to a set 5/8 inch capped rebar marking the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section and the POINT OF BEGINNING of the parcel herein described, thence continue North 89 degrees 15 minutes 03 seconds East along the North line of Section 35 and south line of Section 26 for a distance of 2608.62 feet to a set capped rebar stamped CA-560LS, thence leaving said North and South line run South 00 degrees 44 minutes and 03 seconds East for a distance of 20.00 feet to a set capped rebar stamped CA-560LS, thence run South 89 degrees 15 minutes and 03 seconds West for a distance of 54.59 feet to a set capped rebar stamped CA-560LS, thence run South 00 degrees 32 minutes 28 seconds East for a distance of 1209.06 feet to a set capped rebar stamped CA-560LS, thence run North 89 degrees for 23 minutes and 41 seconds East for a distance of 86.94 feet to a set capped rebar stamped CA-560LS, thence run South 00 degrees 12 minutes and 04 seconds East along the East line of Section 35 and West line of Section 36 a distance of 772.01 to a found capped rebar stamped CA-560LS, thence run South 00 degrees 01 minute 51 seconds East along the North Section 35 and South Section 36 for a distance of 1325.27 feet to a found capped rebar stamped CA-560LS, thence run South 89 degrees 25 minutes and 00 seconds West along the North Section of 35 for a distance of 1314.52 feet to set capped rebar stamped CA-560LS, thence North 00 degrees 41 minutes and 54 seconds West for a distance of 671.66 feet along the Southwest Corner of the Southeast Quarter of the Northeast quarter of section 35 to a set capped rebar stamped CA-560LS; thence run South 89 degrees 21 minutes and 27 seconds West along the North line of Section 35 a distance of 224.25 feet to a set capped rebar stamped CA-560LS, thence run North 14 degrees 24 minutes 56 seconds West along the North line of Section 35 for a distance of 1364.65 feet to a set capped rebar stamped CA-560LS, thence run North 89 degrees 21 minutes 04 seconds East along the West line for a distance of 547.85 feet to a set capped rebar stamped CA-560LS, thence run North 00 degrees 41 minutes 54 seconds West along the Northwest Corner of the Northwest Quarter of the Northeast Quarter of section 35 for a distance of 662.74 feet to a set capped rebar stamped CA-560LS, thence run South 89 degrees 18 minutes 04 seconds West along the West line for a distance of 1308.27 feet to a set capped rebar stamped CA-560LS, thence run North 00 degrees 04 minutes 10 seconds West along the North line for a distance of 661.64 feet to POINT OF BEGINNING set capped rebar stamped CA-560LS. Said parcel contains 5,693,982 square feet or 130.72 acres more or less.



**THE UNIVERSITY OF CHICAGO**

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[illegible][illegible][illegible]

STATE OF ALABAMA  
SHELBY COUNTY

I, hereby certify that all parts of this survey and arising have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and

Date: \_\_\_\_\_  
Derek S. Meadows, PLS  
Alabama License No. 25926

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC TRANSPORTATION  
1650 WOODS OF WINDHAM DRIVE, SUITE 200  
HOVER, ALABAMA 35546  
PHONE: (205) 943-2486  
FAX: (205) 943-2003  
www.gonzalez-strength.com  
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BOUNDARY SURVEY  
SARAH SLAUGHTER PROPERTY  
48 SPATES DRIVE  
VINCENT, ALABAMA  
POH  
SARAH SLAUGHTER

PRELIMINARY  
NOT FOR  
CONSTRUCTION.  
RECORDING  
PURPOSES OR  
IMPLEMENTATION

**S1 - RD**  
**PROJECT**  
**22-0270**





20250212000043620 5/5 \$407.50  
Shelby Cnty Judge of Probate, AL  
02/12/2025 03:10:11 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Jerry Spates Grantee's Name Sarah Slaughter  
Mailing Address 591 Glaze Ferry Rd Mailing Address 49 Spates Drive  
Harpersville, AL 35078 Harpersville, AL 35078

Property Address 273 Spates Drive Date of Sale 2/12/2025  
Harpersville, AL 35078 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 1/2 (746,092) or  
373,046

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 § 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 2/12/2025 Print Jerry Spates  
Unattested \_\_\_\_\_ Sign Jerry Spates  
(verified by) (Grantor/Grantee/Owner/Agent) circle one