



20250212000043660 1/9 \$375.00
Shelby Cnty Judge of Probate, AL
02/12/2025 03:15:34 PM FILED/CERT

**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:

Mr. Jerry Spates
591 Glaze Ferry Rd
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, **SARAH SLAUGHTER**, a married woman (herein referred to as Grantor), do grant, bargain, sell and convey unto **JERRY SPATES** (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 the Grantor, nor her husband's, homestead.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12
day of February, 2025.

Sarah Slaughter (SEAL)
Sarah Slaughter

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$329.00

STATE OF ALABAMA)
SHELBY COUNTY)



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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Sarah Slaughter, a married woman, 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 12th day of February, 2025.

(SEAL)

Notary Public

My Commission Expires: 1/2/2029

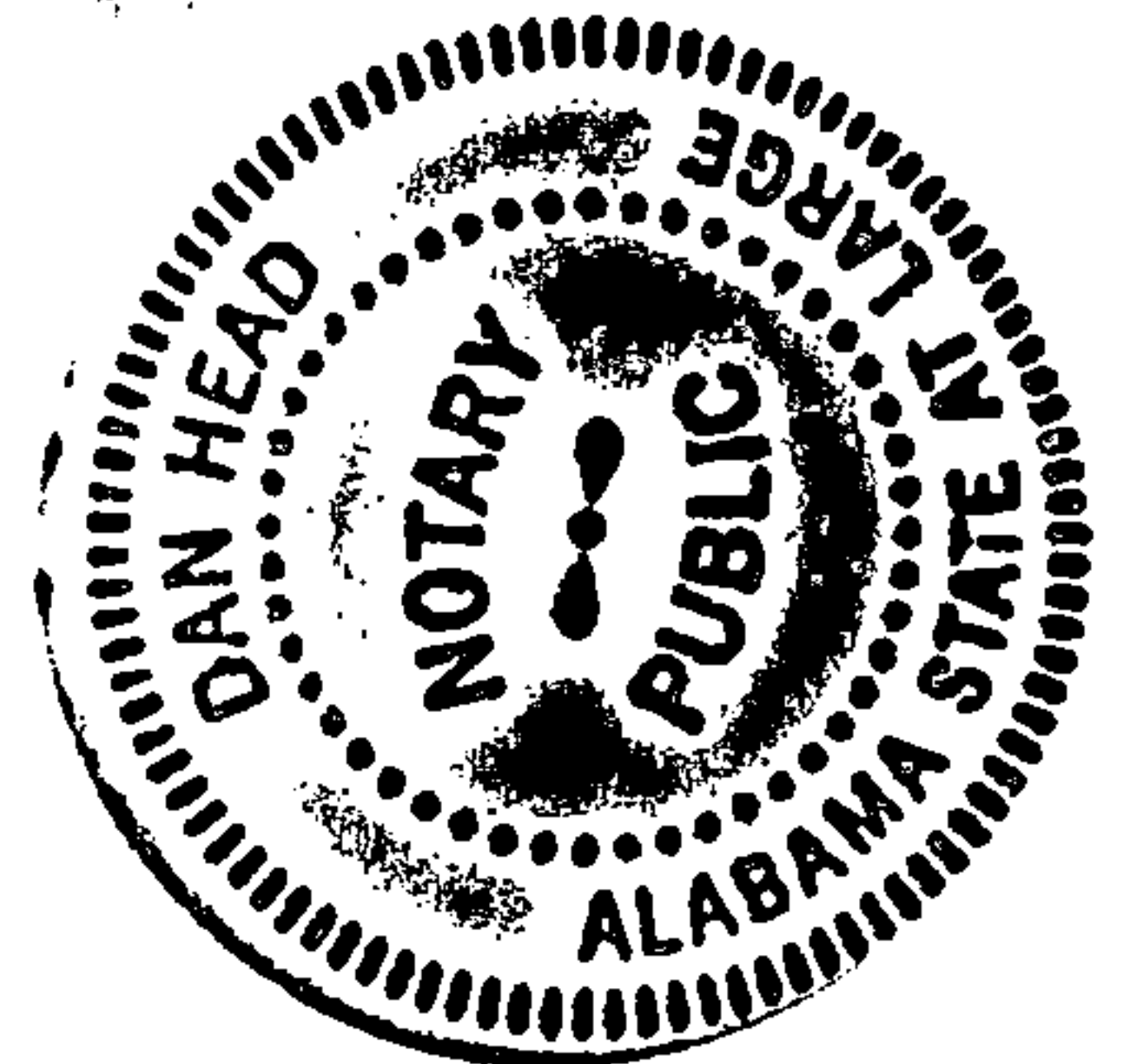


Exhibit "A"

PARCEL 1:



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

Commence at a found 5/8 inch rebar marking the Northwest corner of said Section; thence run South 00 degrees 58 minutes 44 seconds East along the West line of said Section for a distance of 1321.76 feet to a point marking the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of said section; thence run North 89 degrees 16 minutes 56 seconds East along the North line of said quarter-quarter section for a distance of 445.50 feet to a set capped rebar stamped GSA (CA-560LS) lying on the North line of said quarter-quarter section and being the POINT OF BEGINNING; thence continue along the previous call for a distance of 445.50 feet to a set capped rebar stamped GSA (CA-560LS) lying on the north line of said quarter-quarter section; thence leaving said north line run South 00 degrees 54 minutes 59 seconds East for a distance of 1322.92 feet to a set capped rebar stamped GSA (CA-560LS) lying on the south line of said quarter-quarter section; thence run South 89 degrees 21 minutes 27 seconds West along the South line of said quarter-quarter section for a distance of 444.78 feet to a set capped rebar stamped GSA (CA-560LS) lying on the South line of said quarter-quarter section; thence leaving said South line run North 00 degrees 56 minutes 52 seconds West for a distance of 1322.34 feet to the POINT OF BEGINNING. Said parcel contains 588,750 Sq. Feet or 13.52 acres, more or less.

PARCEL 2:

A parcel of land located in the Southeast one-quarter of the Northwest one-quarter and the Southwest one-quarter of the Northeast one quarter of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

Commence at a found 5/8 inch rebar marking the Northwest corner of said Section; thence run North 89 degrees 15 minutes 03 seconds East along the North line of said Section for a distance of 1338.66 feet to the Northeast corner of the Northwest one-quarter of the Northwest one-quarter of said Section; thence leaving the North line of said Section run South 00 degrees 53 minutes 07 seconds East along the West line of the Northeast one-quarter of the Northwest one-quarter of said Section for a distance of 1322.48 feet to a set capped rebar stamped GSA (CA-560LS) marking the Northwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section and being the POINT OF BEGINNING; thence run North 89 degrees 16 minutes 49 seconds East along the north line of said quarter-quarter section for a distance of 1357.47 feet to a found rebar marking the Northwest corner of the Southeast one-quarter of the Northeast one-quarter of said Section; thence run North 89 degrees 21 minutes 04 seconds East along the North line of said quarter-quarter section for a distance of 767.68 feet to a set capped rebar stamped GSA (CA-560LS) lying on the North line of said quarter section; thence leaving said North line run South 14 degrees 24 minutes 56 seconds East for a distance of 1364.65 feet to



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a set capped rebar stamped GSA (CA-560LS) lying on the South line of said quarter-quarter section; thence run South 89 degrees 21 minutes 27 seconds West along the South line of said quarter-quarter sections for a distance of 2444.44 feet to a set capped rebar stamped GSA (CA-560LS) marking the Southwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section; thence run North 00 degrees 53 minutes 07 seconds West along the West line of said quarter section for a distance 1323.51 feet to the POINT OF BEGINNING. Said parcel contains 3,026,906 Sq. feet or 69.49 acres, more or less.

PARCEL 3:

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

Commence at a found 5/8 inch rebar marking the Northwest corner of said Section; thence run North 89 degrees 15 minutes 03 seconds East along the North line of said Section for a distance of 3716.36 feet to a point lying on said section line; thence leaving said line, run South 00 degrees 44 minutes 57 seconds East for a distance of 20.00 feet to a set capped rebar stamped GSA (CA-560LS) marking the POINT OF BEGINNING; thence run North 89 degrees 15 minutes 03 seconds East for a distance of 115.66 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 08 degrees 25 minutes 18 seconds West for a distance of 114.80 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 68 degrees 22 minutes 45 seconds East for a distance of 218.51 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 00 degrees 41 minutes 54 seconds East for a distance of 161.18 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 80 degrees 56 minutes 24 seconds West for a distance of 31.22 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 68 degrees 10 minutes 18 seconds West for a distance of 342.60 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 10 degrees 59 minutes 44 seconds East for a distance of 159.05 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 21 degrees 18 minutes 25 seconds West for a distance of 22.32 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 67 degrees 52 minutes 42 seconds East for a distance of 14.24 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 10 degrees 59 minutes 44 seconds East for a distance of 49.90 to the POINT OF BEGINNING. Said parcel contains 69,294 Sq. Feet or 1.59 acres, more or less.

PARCEL 4:

A parcel of land located in the Northeast one-quarter of the Northeast one-quarter of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama and the West one-half of the Northwest one-quarter of the Northwest one-quarter of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:



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BEGIN at a found capped rebar stamped Clinkscals marking the Northeast corner of Lot 1 according to Spates Subdivision as recorded in Map Book 50, Page 3 in the Office of the Judge of Probate, Shelby County, Alabama and lying on the South right-of-way line of Glaze Ferry Road; thence run North 89 degrees 17 minutes 05 seconds East along said right-of-way line for a distance of 926.96 feet to a set capped rebar stamped GSA (CA-560LS) lying on said right-of-way line and marking the Northeast corner of the West one-half of the Northwest one quarter of said Section; thence leaving said right-of-way line run South 00 degrees 16 minutes 24 seconds East along the East line of said one-half section for a distance of 1971.25 feet to a set capped rebar stamped GSA (CA-560LS) lying on the East line of said one-half section; thence leaving the East line of said one-half section run South 89 degrees 17 minutes 05 seconds West for a distance of 1326.09 feet to a found rebar lying on the West line of Section 36 and the East line of Section 35; thence run North 00 degrees 12 minutes 04 seconds West along said section lines for a distance of 772.01 feet to a set capped rebar stamped GSA (CA-560LS) lying on said section lines; thence leaving said section lines run South 89 degrees 23 minutes 41 seconds West for a distance of 86.94 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 00 degrees 32 minutes 28 seconds West for a distance of 1209.06 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 89 degrees 15 minutes 03 seconds East for a distance of 54.54 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 00 degrees 11 minutes 48 seconds East for a distance of 10.04 feet to a found concrete monument lying on the South right-of-way line of Glaze Ferry Road; thence run North 89 degrees 10 minutes 12 seconds East along said right-of-way for a distance of 71.17 feet to a found capped rebar stamped Clinkscals lying on said right-of-way and marking the northwest corner of said Lot 1; thence leaving said right-of-way run South 00 degrees 22 minutes 01 seconds East along the West line of said Lot 1 for a distance of 399.94 feet to a found concrete monument marking the Southwest corner of said Lot 1; thence run North 89 degrees 19 minutes 16 seconds East along the South line of said Lot 1 for a distance of 364.99 feet to a found concrete monument marking the Southeast corner of said Lot 1; thence run North 00 degrees 21 minutes 24 seconds West for a distance of 400.03 feet to the POINT OF BEGINNING; said parcel contains 2,574,628 Sq. Feet or 59.11 acres more or less.

INGRESS/EGRESS EASEMENT 1

An easement over and across a parcel of land located in the Northwest one-quarter of the Northeast one-quarter Section 35, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

Commence at a found 5/8 inch rebar marking the Northwest corner of said Section; thence run North 89 degrees 15 minutes 03 seconds East along the North line of said Section for a distance of 3716.36 feet to a point lying on said section line; thence leaving said line, run South 00 degrees 44 minutes 57 seconds East for a distance of 20.00 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 89 degrees 15 minutes 03 seconds East for a distance of 115.66 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 08 degrees 25 minutes 18 seconds West for a distance of 114.80 feet to a



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set capped rebar stamped GSA (CA-560LS); thence run South 68 degrees 22 minutes 45 seconds East for a distance of 175.27 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 43.24 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 00 degrees 41 minutes 54 seconds East for a distance of 161.18 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 80 degrees 56 minutes 24 seconds West for a distance of 31.22 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 68 degrees 10 minutes 18 seconds West for a distance of 39.18 feet to a point; thence run North 27 degrees 31 minutes 36 seconds East for a distance of 57.27 feet to a point; thence run North 00 degrees 41 minutes 54 seconds West for a distance of 116.68 feet to the POINT OF BEGINNING. Said easement contains 7,705 square feet or 0.18 acres more or less.

INGRESS/EGRESS EASEMENT 2

An easement over and across a parcel of land located in the Northwest one-quarter of the Northeast one-quarter Section 35, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

Commence at a found 5/8 inch rebar marking the Northwest corner of said Section; thence run North 89 degrees 15 minutes 03 seconds East along the North line of said Section for a distance of 5323.74 feet to a point on the Westerly Right of Way from Glaze Ferry Road (60' Public Right of Way); thence run South 00 degrees 11 minutes 48 seconds East along said Right of Way for a distance of 10.00 feet to the POINT OF BEGINNING of the easement hereon described; said easement lying 15 feet Southerly of, parallel to, and abutting the follow described centerline and being bounded on the North by the Grantors Northerly property line; thence run South 89 degrees 15 minutes 03 seconds West for a distance of 1658.36 feet to a point, at this point, said easement lying 15 feet either side of, parallel to, and abutting the following described centerline, said point lying on a curve to the left with a radius of 100.00 feet, a central angle of 15 degrees 15 minutes 34 seconds, a chord bearing of South 81 degrees 37 minutes 16 seconds West and a chord distance of 26.55 feet; thence run along the arc of said curve and along said centerline for a distance of 26.63 feet to a point; thence run South 73 degrees 59 minutes 29 seconds West for a distance of 211.98 feet to a point, said point lying on a curve to the left with a radius of 50.00 feet, a central angle of 62 degrees 08 minutes 00 seconds, a chord bearing of South 42 degrees 55 minutes 29 seconds West and a chord distance of 51.60 feet; thence run along the arc of said curve and along said centerline for a distance of 54.22 feet to a point; thence run South 11 degrees 51 minutes 29 seconds West for a distance of 236.75 feet to a point; thence run South 14 degrees 03 minutes 41 seconds West for a distance of 214.75 feet to a point; thence run South 09 degrees 45 minutes 41 seconds West for a distance of 118.78 feet to a point on the Grantors Southerly property line. Said easement contains 67,240 square feet or 1.54 acres more or less.

LESS AND EXCEPT:



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a parcel of land located in the Northwest one-quarter of the Northwest one-quarter of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

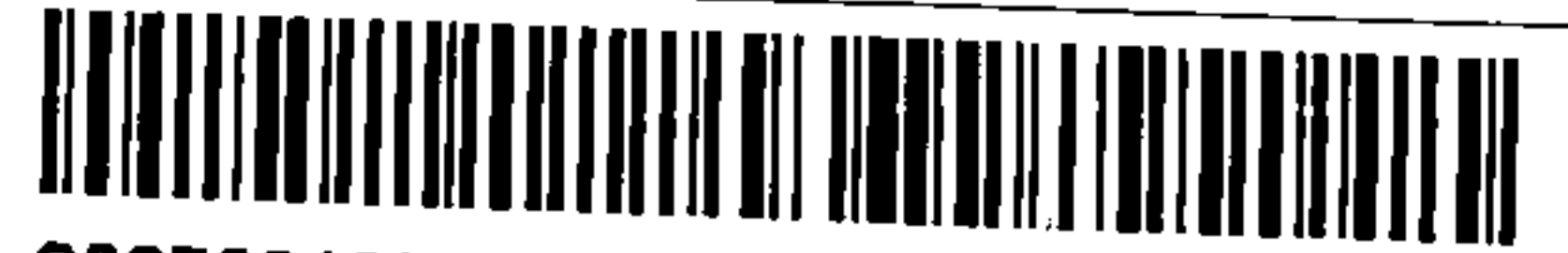
Commence at a found capped rebar stamped Clinkscales marking the Northeast corner of Lot 1 according to Spates Subdivision as recorded in Map Book 50 Page 3 in the Office of the judge of Probate, Shelby County, Alabama and lying on the South right-of-way line of Glaze Ferry Road; thence run North 89 degrees 17 minutes 05 seconds East along said right-of-way for a distance of 482.66 feet to a point lying on said right-of-way line; thence leaving said right-of-way run South 00 degrees 20 minutes 29 seconds East for a distance of 12.62 feet to a set capped rebar stamped GSA (CA-560LS) marking the POINT OF BEGINNING; thence run North 89 degrees 32 minutes 29 seconds East for a distance of 199.14 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 00 degrees 20 minutes 29 Seconds West for a distance of 338.14 feet to a set capped rebar stamped GSA (CA-560LS); thence run South 89 degrees 32 minutes 29 seconds West for a distance of 199.14 feet to a set capped rebar stamped GSA (CA-560LS); thence run North 00 degrees 20 minutes 29 seconds East for a distance of 338.14 feet to the POINT OF BEGINNING; said parcel contains 67,331 Sq. Feet or 1.55 acres more or less.

Ingress/Egress Easement 4:

An easement over and across a portion of land located in the Northwest one-quarter of the Northeast one-quarter Section 35, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

Commence at a found 5/8 inch rebar marking the Northwest corner of said Section; thence run North 89 degrees 15 minutes 03 seconds East along the North line of said Section for a distance of 3406.35 feet to a point lying on said section line; thence leaving said line, run South 00 degrees 44 minutes 57 seconds East for a distance of 141.69 feet to the POINT OF BEGINNING; thence run South 68 degrees 10 minutes 18 seconds East for a distance of 626.41 feet to a point; thence run North 80 degrees 56 minutes 24 seconds East for a distance of 31.22 feet to a point; thence run South 00 degrees 41 minutes 54 seconds East for a distance of 86.74 feet to a point; thence run South 80 degrees 56 minutes 24 seconds West for a distance of 69.95 feet to a point; thence run North 68 degrees 10 minutes 18 seconds West for a distance of 608.83 feet to a point; thence run North 11 degrees 51 minutes 29 seconds East for a distance of 101.53 feet to the POINT OF BEGINNING. Said easement contains 66,103 square feet or 1.52 acres more or less.

[illegible]



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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 Sarah Slaughter
Mailing Address 49 Spates Drive
Harpsville, AL 35078

Grantee's Name Jerry Spates
Mailing Address 591 Glaze Ferry Rd
Harpsville, AL 35078

Property Address 273 Spates Drive
Harpsville, AL 35078

Date of Sale 2/12/2025

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1/2 (257902)
328,951

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 2/12/2025

Print Sarah Slaughter

Unattested

Sign

Sarah Slaughter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1