

THIS INSTRUMENT PREPARED BY:

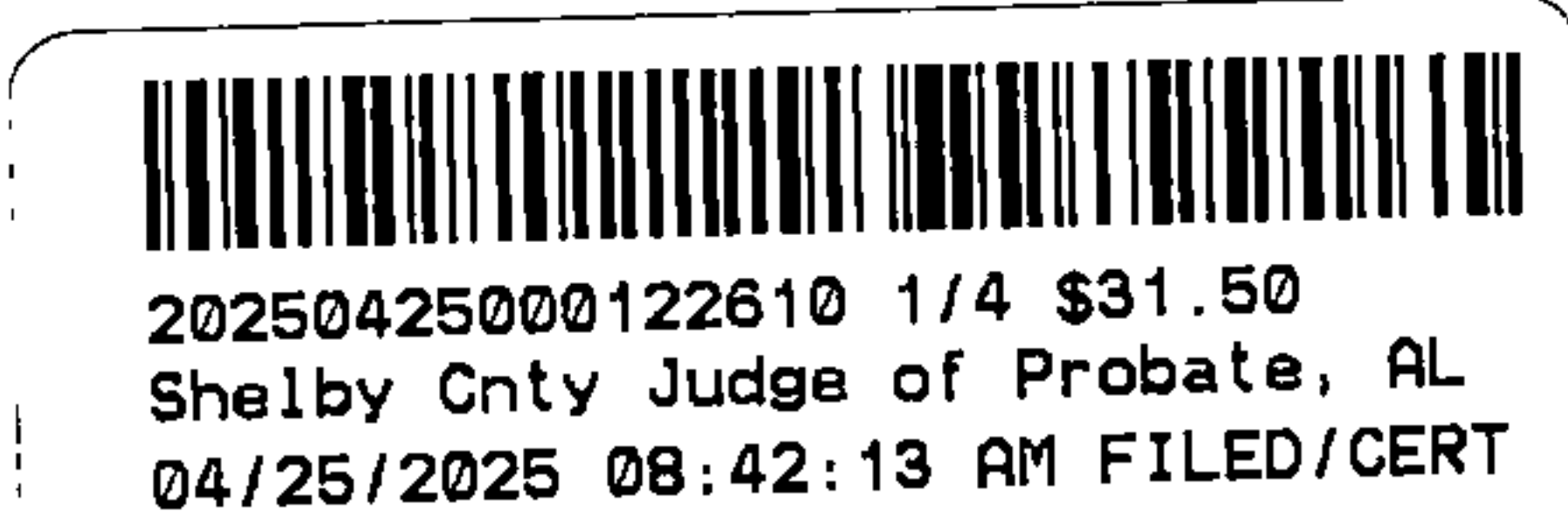
Samuel Kyle Spates
37114 Hwy 25 Sout
Harpersville, AL 35078

SEND TAX NOTICE TO:

Linda Wood Pearce
PO Box 42
Harpersville, AL 35078

Warranty Deed

State of Alabama
County of Shelby



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 386.87' 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 N76°41'33"W for a distance of 388.40' to a 5/8" Capped Rebar (BAILEY CA899LS) on the east right-of-way line of said Hwy 25; thence along said east right-of-way N24°09'49"E for a distance of 45.72' to a 5/8" Capped Rebar (BAILEY CA899LS) at a fence corner; thence leaving said east right-of-way and along said fence line S73°11'09"E for a distance of 121.13' to a 5/8" Capped Rebar (BAILEY CA899LS); thence S62°58'38"E for a distance of 119.49' to a 5/8" Capped Rebar (BAILEY CA899LS); thence S73°01'14"E for a distance of 143.10' to the Point of Beginning. Said parcel containing 8,537 sq ft (0.20 acres) +/-.

No Address

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, 23rd day of April 2025.

Shelby County, AL 04/25/2025
State of Alabama
Deed Tax: \$.50

Samuel Kyle Spates
Samuel Kyle Spates

STATE OF ALABAMA

COUNTY OF SHELBY

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.

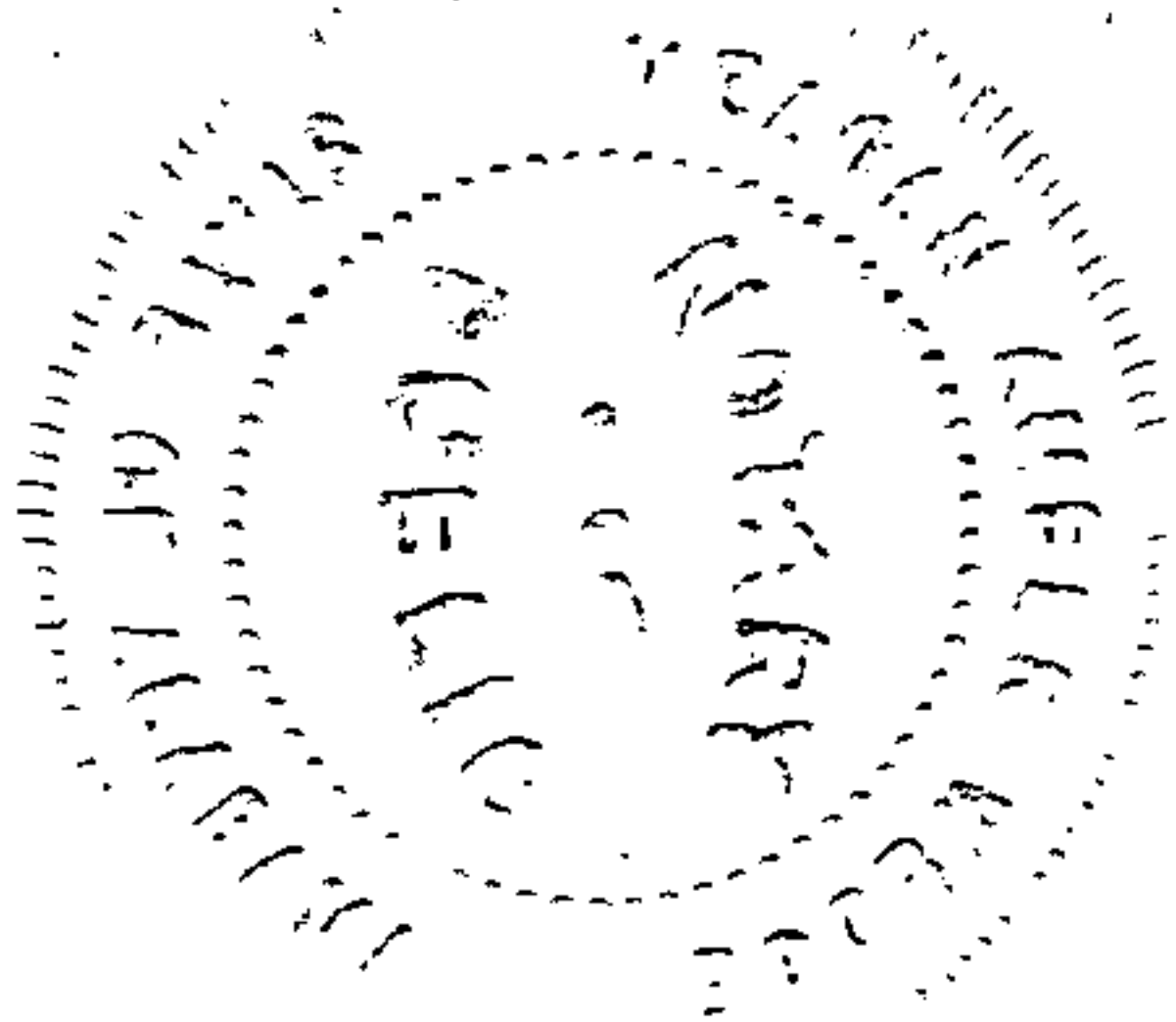
Given under my hand and official seal this 23rd day of April 2025.

Meagan Amber Wede
Notary Public

My Commission Expires: *8-26-25*



20250425000122610 2/4 \$31.50
Shelby Cnty Judge of Probate, AL
04/25/2025 08:42:13 AM FILED/CERT





20250425000122610 4/4 \$31.50
Shelby Cnty Judge of Probate, AL
04/25/2025 08:42:13 AM FILED/CERT

PARCEL 3:

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:

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