

**SEND TAX NOTICE TO:**  
**Jared Spates**  
**121 Oakwell St**  
**Calera, Alabama 35040**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Eighty Three Thousand Five Hundred dollars & no cents (\$283,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jarrett Sparks and Emma Mosley, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jared Spates** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 105, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR 3, PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$255,150.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any


Mineral and mining rights, if any.

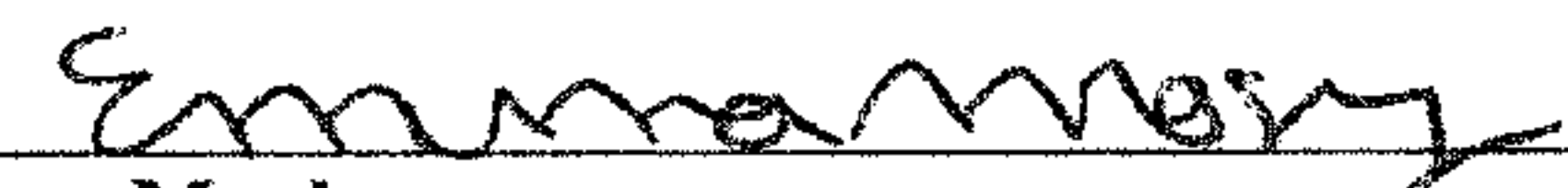
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 35, Page 14.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 27, 2025** .

  
\_\_\_\_\_(Seal)  
**Jarrett Sparks**


  
\_\_\_\_\_(Seal)  
**Emma Mosley**

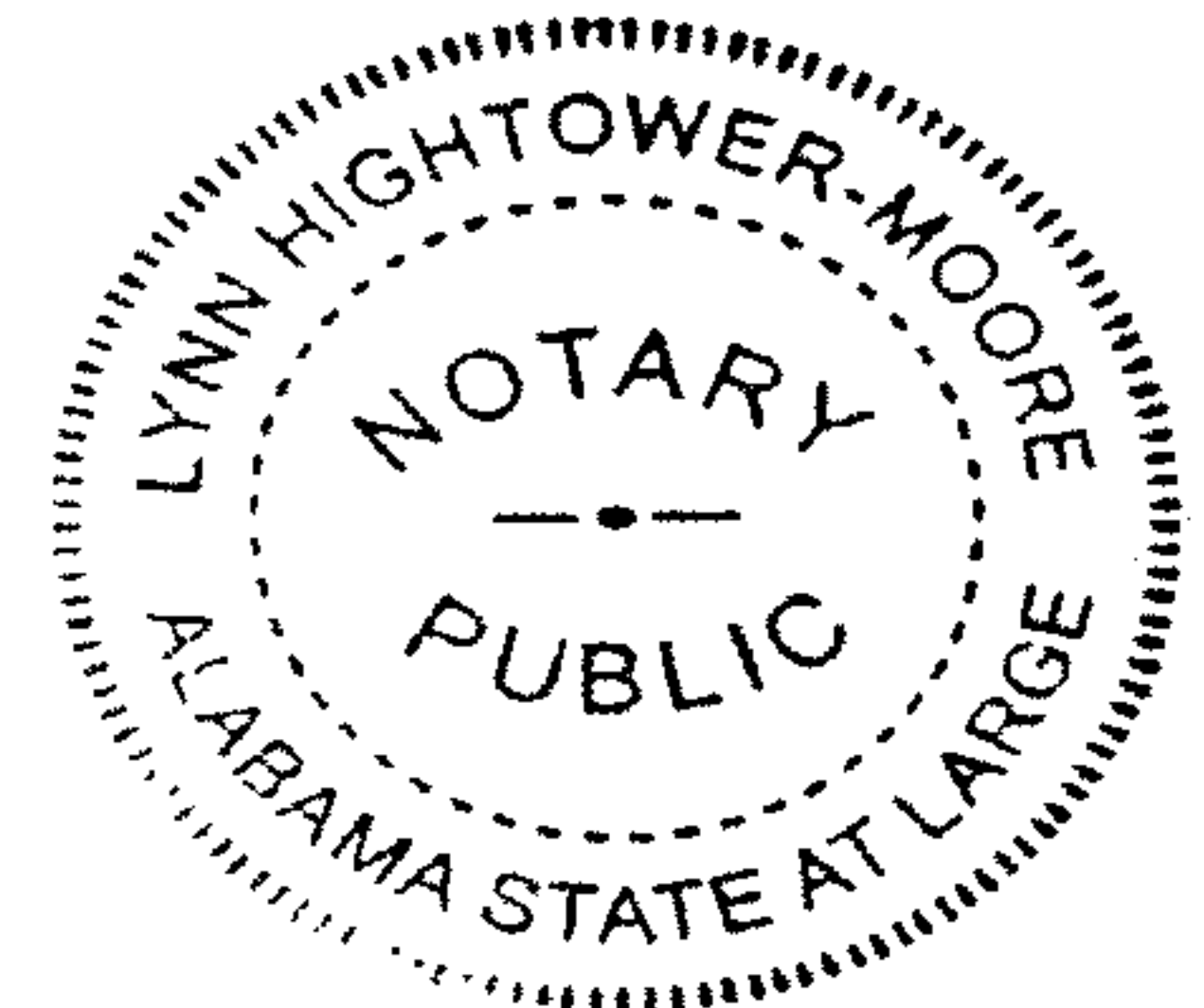
**STATE OF ALABAMA**

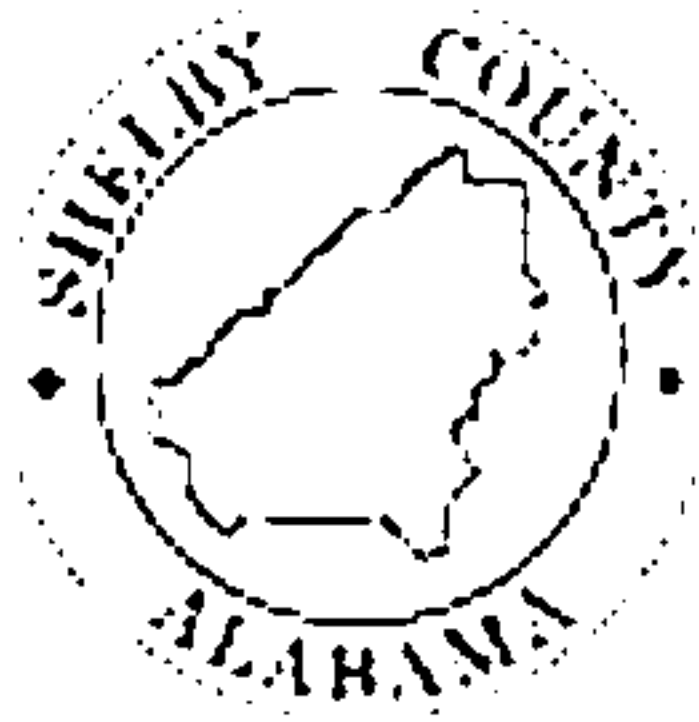
**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jarrett Sparks and Emma Mosley, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 27th day of June, 2025

  
\_\_\_\_\_  
Notary Public.  
(Seal)  
My Commission Expires: 12-22-25





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/01/2025 08:08:14 AM  
 \$56.50 PAYGE  
 20250701000198420

*Allie S. Beyl*

### Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Jarrett Sparks and Emma Mosley

Grantee's Name Jared Spates

Mailing Address 5025 Hamptons Club Dr  
 Alpharetta, Georgia 30004  
 Property Address 121 Oakwell St  
 Calera, Alabama 35040

Mailing Address 121 Oakwell St  
 Calera, Alabama 35040  
 Date of Sale 06/30/2025

Total Purchase Price \$283,500.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

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

X  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 of 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 6-27-2025

Print Jared Spates

\_\_\_\_\_ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one