

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED**



20251112000347390 1/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
11/12/2025 01:32:45 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and NO/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned, Judy Elaine Gates, an unmarried woman, herein referred to as Grantor, in hand paid by Linda Kay Gates, a single woman referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

James Earl Gates deceased on March 8, 2001.

*THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.*

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 28th day of October, 2025.

*Judy Elaine Gates*  
\_\_\_\_\_  
Judy Elaine Gates

Shelby County, AL 11/12/2025  
State of Alabama  
Deed Tax: \$105.00



20251112000347390 2/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
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**STATE OF ALABAMA,  
TALLADEGA COUNTY.**

I, the undersigned authority, in and for said County, in said State, hereby certify that, Judy Elaine Gates, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2025.

Jackie McSilberry  
NOTARY PUBLIC  
My Commission Expires: 8/30/2027

***This document prepared by:***  
Gregory S. Graham, PC  
P. O. Drawer 307  
Childersburg, Alabama 35044

**Property Address:**  
29 Gates Lane  
Harpersville, AL 35078

**Grantor's Address:**  
21 Gates Lane  
Harpersville, AL 35078

**Grantee's Address:**  
29 Gates Lane  
Harpersville, AL 35078

VALUE \$ 104,686.59

NORTHEAST CORNER OF SW 1/4 OF THE NW 1/4 OF SECTION 28, T19S - R2E SHELBY COUNTY, AL.

Boundary Survey  
**Judy Elaine Gates Property**  
 SHELBY COUNTY, AL.

20251112000347390 3/3 \$133.00  
 Shelby Cnty Judge of Probate, AL  
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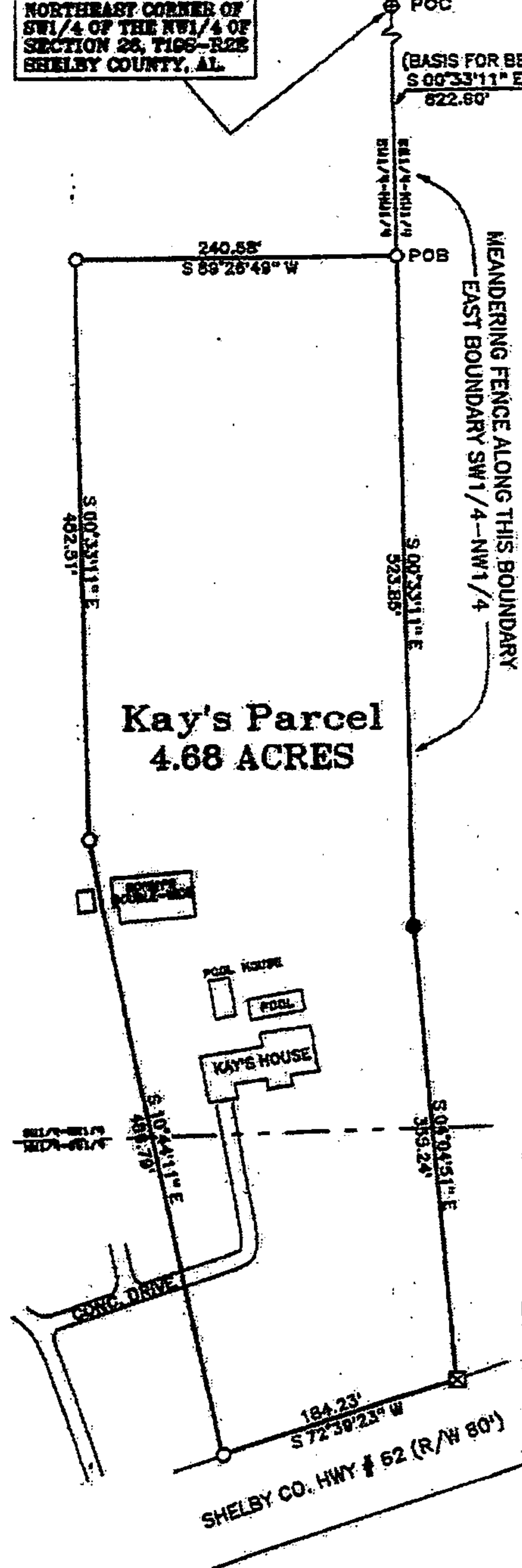
**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**



Scale 1" = 100'  
 08-004MA  
 04-03-08

**LEGEND**

- ⊠ - 1/2" Rebar Found (10559)
- ⊞ - 3/8" Rebar Found
- ▲ - Calculated Point on Qtr. Line
- ⊕ - 3/4" Open Top Pipe Found
- - 1/2" Rebar Set (23007)
- - 2" Capped Iron Pipe Found
- ▲ - Calculated Point
- ⚡ - Power Pole
- \* - Anchor
- POB - Point of Beginning
- POC - Point of Commencement



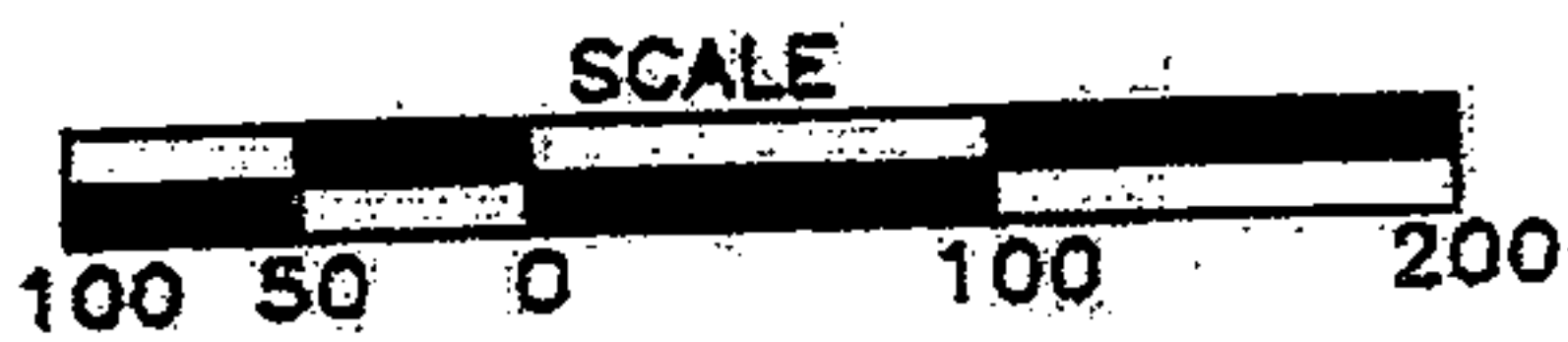
**Kay's Parcel**  
**4.68 ACRES**

STATE OF ALABAMA  
 SHELBY COUNTY

I, William Allen Maxwell, A Professional Land Surveyor in the State of Alabama, do hereby certify this to be a true and correct plat or map of a parcel of land lying in the SW 1/4-NW 1/4 and the NW 1/4-SW 1/4 all in Section 28, T28S - R2E, Shelby County, Alabama being more particularly described as follows:

Kay's Parcel - A part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 all in Section 28, T19S - R2E, Shelby County, Alabama and being more particularly described as follows: Commence at a 3/4" open top pipe purported to be the Northeast corner of the SW 1/4 of the NW 1/4 and proceed thence S 0°33'11"E along the East boundary of said quarter-quarter for 622.80 feet to a 1/2" rebar set said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue S 0°33'11"E 523.85 feet to a 2" capped iron pipe; thence S 4°04'51"E 355.24 feet to a 3/8" rebar found on the Northeastern right-of-way boundary of Shelby County Highway No. 62 (R/W 80'); thence S 72°39'23"W along said right-of-way for 184.23 feet to a 1/2" rebar set; thence leaving said right-of-way proceed N 10°44'11"W 485.79 feet to a 1/2" rebar set; thence N 0°33'11"W 452.51 feet to a 1/2" rebar set; thence N 89°28'49"E 240.58 feet, back to the POINT OF BEGINNING, containing 4.68 acres, more or less.

The above described parcel of land is located in the SW 1/4-NW 1/4 and the NW 1/4-SW 1/4 all in Section 28, Township 19 South, Range 2 East, Shelby County, Alabama and is a portion of that same property described by deed in the Office of the Judge of Probate of Shelby County, Alabama by instrument # 1994-31529.



According to my survey, this the 3rd day of April, 2008.

*William A. Maxwell*  
 William A. Maxwell  
 Al. Reg. No. 23007

Maxwell Land Surveying, LLC.  
 P.O. Box 1043  
 Munford, AL 36268  
 256-362-9503

NOTE: (BEARING BASIS)  
 Basis for Bearing taken from Instrument # 1994-31529