

STATE OF ALABAMA

COUNTY OF SHELBY

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**WARRANTY DEED**



20251112000347400 1/3 \$364.00  
Shelby Cnty Judge of Probate, AL  
11/12/2025 01:32:47 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 Donny Gates, a married man 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, his 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, his 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, his 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

Shelby County, AL 11/12/2025  
State of Alabama  
Deed Tax: \$336.00

STATE OF ALABAMA,  
TALLADEGA COUNTY.



20251112000347400 2/3 \$364.00  
Shelby Cnty Judge of Probate, AL  
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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 McMillberry  
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:  
509 Hwy 62  
Harpersville, AL 35078

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

Grantee's Address:  
509 Hwy 62  
Harpersville, AL 35078

VALUE \$ 335,533.95



Boundary Survey  
Judy Elaine Gates Property  
SHELBY COUNTY, AL.

NORTHEAST CORNER OF  
SW 1/4 OF THE NW 1/4 OF  
SECTION 26, T19S-R2E  
SHELBY COUNTY, AL.

EXHIBIT 'A'  
LEGAL DESCRIPTION



20251112000347400 3/3 \$364.00  
Shelby Cnty Judge of Probate, AL  
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Scale 1" = 150'  
08-004MC  
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

DONNY'S PARCEL  
15.00 ACRES

STATE OF ALABAMA  
SHELBY COUNTY

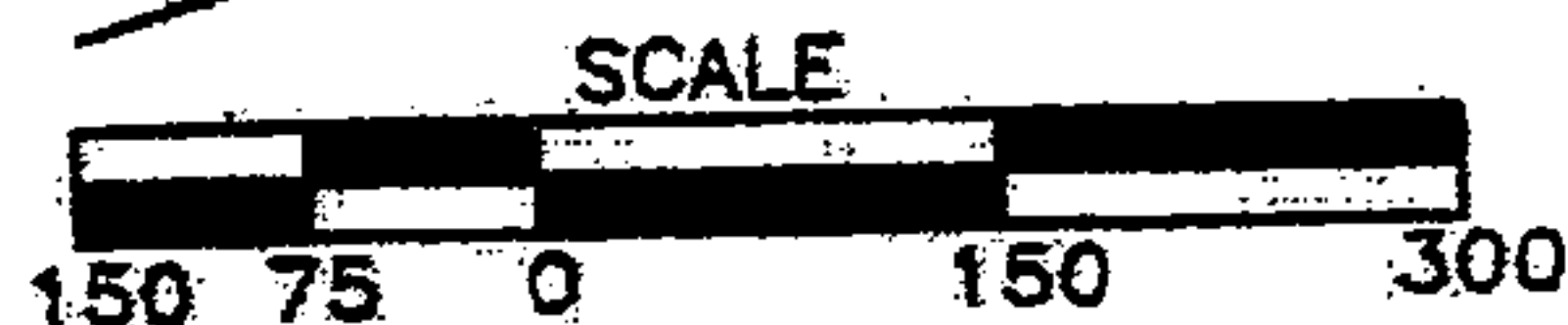
I, William Allen Maxwell, A Professional Land Surveyor in the State of Alabama, do hereby certify this to be a true and correct plat or map of a parcel of land lying in the SW 1/4-NW 1/4 and the NW 1/4-SW 1/4 all in Section 26, T28S - R2E, Shelby County, Alabama being more particularly described as follows:

Donny'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 26, 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 said SW 1/4 of the NW 1/4 and proceed thence S 88°41'24"W along the North boundary of said quarter-quarter for 377.30 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 proceed thence S 0°33'11"E 923.09 feet to a 1/2" rebar set; thence S 88°41'24"W 104.39 feet to a 1/2" rebar set; thence S 1°10'30"E 283.00 feet to a 1/2" rebar set; thence S 12°18'51"E 125.22 feet to a 1/2" rebar set; thence S 23°51'49"E 280.23 feet to a 1/2" rebar set on the Northwestern right-of-way of Shelby County Highway No. 62, (R/W 80'); thence S 72°11'14"W along said right-of-way for 178.24 feet to a 1/2" rebar found; thence leaving said right-of-way proceed N 8°08'00"W 145.84 feet to a 1/2" rebar found; thence S 82°24'41"W 150.00 feet to a 1/2" rebar set; thence S 1°10'30"E 32.08 feet to a 1/2" rebar set; thence S 72°09'31"W 150.07 feet to a 1/2" rebar set; thence N 1°10'30"W 1539.21 feet to a 1/2" rebar set on the North boundary of the aforementioned SW 1/4-NW 1/4; thence N 88°41'24"E along the North boundary of said SW 1/4-NW 1/4 for 457.49 feet, back to the POINT OF BEGINNING, containing 15.00 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 26, 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



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

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