

STATE OF ALABAMA

*

WARRANTY DEED

*

COUNTY OF SHELBY

*

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 Ronny 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.



20251112000347410 1/3 \$252.00
Shelby Cnty Judge of Probate, AL
11/12/2025 01:32:49 PM FILED/CERT

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
Judy Elaine Gates

Shelby County, AL 11/12/2025
State of Alabama
Deed Tax: \$224.00

STATE OF ALABAMA,
TALLADEGA COUNTY.



20251112000347410 2/3 \$252.00
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 McElberry
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:
25 Gates Lane
Harpersville, AL 35078

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

Grantee's Address:
25 Gates Lane
Harpersville, AL 35078

VALUE \$ 223,689

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

Boundary Survey
Judy Elaine Gates Property
SHELBY COUNTY, AL.



20251112000347410 3/3 \$252.00
Shelby Cnty Judge of Probate, AL
11/12/2025 01:32:49 PM FILED/CERT

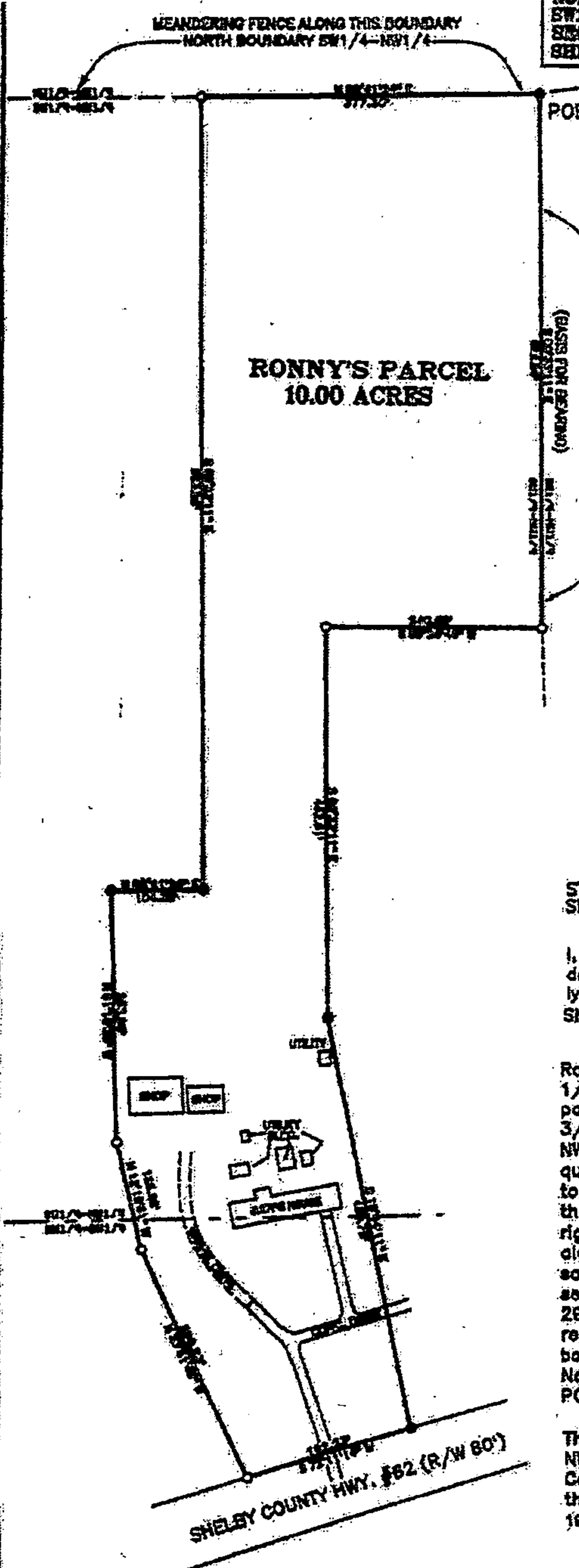


EXHIBIT 'A' LEGAL DESCRIPTION

Scale 1" = 150'
08-004MB
04-03-08

LEGEND

- ⊞ - 1/2" Rebar Found (10558)
- ⊞ - 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

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, T26S - R2E, Shelby County, Alabama being more particularly described as follows:

Ronny'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: For a POINT OF BEGINNING, 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 822.90 feet to a 1/2" rebar set; thence S 89°26'49"W 240.58 feet to a 1/2" rebar set; thence S 0°33'11"E 452.51 feet to a 1/2" rebar set; thence S 10°44'11"E 486.78 feet to a 1/2" rebar set on the Northwestery right-of-way of Shelby County Highway No. 82 (R/W 80'); thence S 72°11'14"W along said right-of-way for 192.23 feet to a 1/2" rebar set; thence leaving said right-of-way proceed thence N 23°51'49"W 290.23 feet to a 1/2" rebar set; thence N 12°16'51"W 125.22 feet to a 1/2" rebar set; thence N 1°10'30"W 293.00 feet to a 1/2" rebar set; thence N 88°41'24"E 104.39 feet to a 1/2" rebar set; thence N 0°33'11"W 923.08 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 quarter-quarter section for 377.30 feet, back to the POINT OF BEGINNING, containing 10.00 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. 38268
256-362-9503