

Send Tax Notice to:
Michelle S. Spates
1136 Hwy 491
Vandiver, AL 35176

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-13093

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY TWO THOUSAND AND 00/100 (\$162,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Betty Davis, an unmarried woman, (herein referred to as "Grantor,"** whether one or more), whose mailing address is

4786 Co. Road 33, Ashville, AL 35953

by **Michelle S. Spates (herein referred to as "Grantee"),** whose mailing address is

1136 Hwy 491, Vandiver, AL 35176

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1136 Hwy 491, Vandiver, AL 35176,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$157,140.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.


Betty Davis is the surviving grantee in that deed dated 05/16/1990 and recorded on 06/07/1990 in Book 295 at Page 10 in the Official Records of the Shelby County, AL recording office. The other grantee, Ferrell Davis having died on or about December 24, 2012.

Ferrell Davis and Jonnie F Davis were one and the same person.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

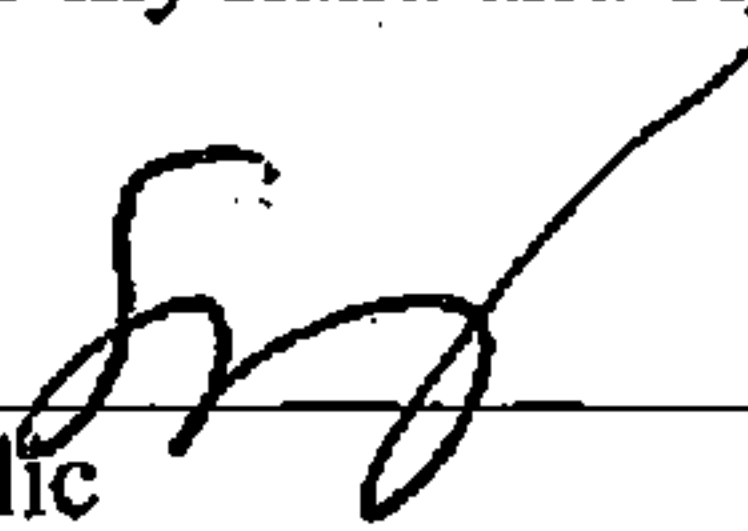
IN WITNESS WHEREOF I have hereunto set my hand and seal, this 9th day of January, 2026.


Betty Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Betty Davis whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2026.


Notary Public
My Commission Expires: 11/3/2028

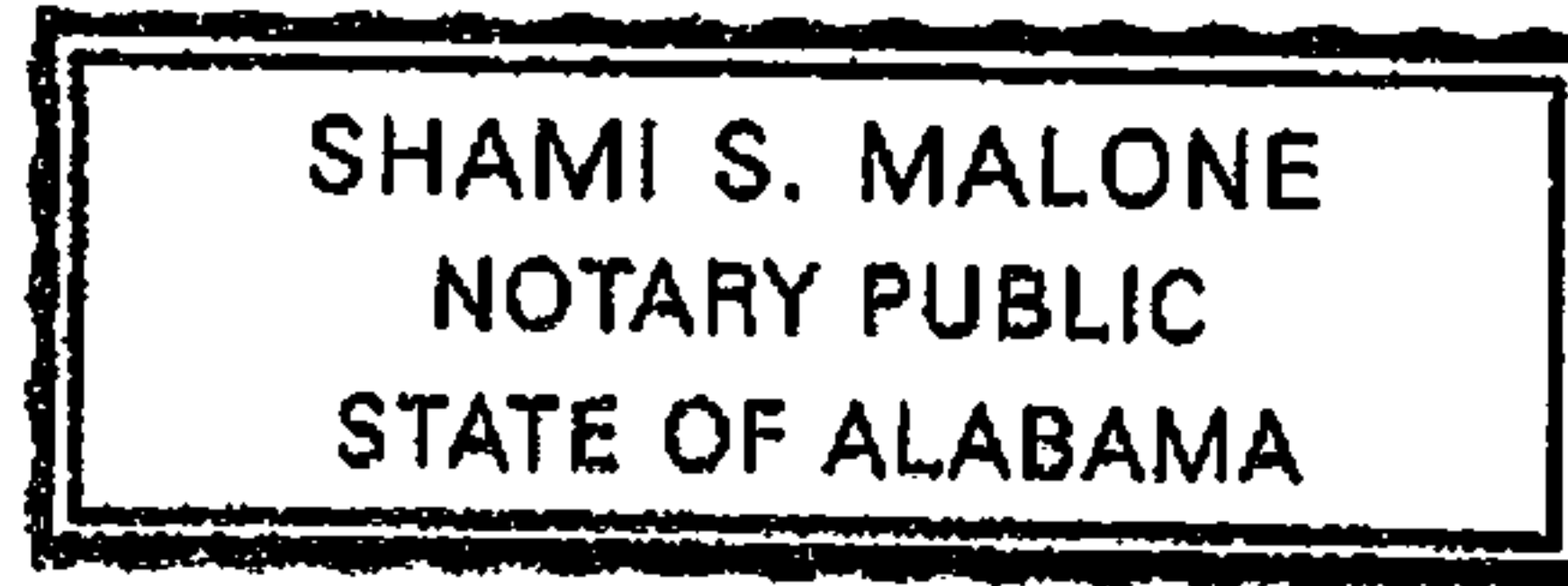


EXHIBIT A

Property 1:

A part of the SE 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East, described as follows: Beginning at a point 105 yards west of the NE corner of the SE 1/4 of SW 1/4 of Section 10 and running south 105 yards; west 105 yards; north 105 yards to north line of said 1/4-1/4 section; thence east along north line 105 yards to point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2026 11:07:05 AM
\$33.00 KELSEY
20260109000008400

Allie S. Bayl