



20260121000018520 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
01/21/2026 11:43:26 AM FILED/CERT

This Instrument Was Prepared

By:

RICKY T. CHAMBLESS
Supervising Staff Attorney
Civil Law Clinic
School of Law
The University of Alabama
Box 870392
Tuscaloosa, AL 35487-0392

SOURCE OF TITLE:
Document Number:
Chambless
20071121000533800

Send Tax Notice to:
Darryl W. Spradley and Krista S.

909 Princeton Place, Northport, AL 35473

**THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT
OF TITLE EXAMINATION OR LEGAL OPINION. DESCRIPTION PROVIDED BY THE GRANTOR.**

STATE OF ALABAMA)
 :
SHELBY COUNTY) QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in and for consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, paid in hand this date unto BETTY C. SPRADLEY (GRANTOR), deceased widow of Lawrence W. Spradley who preceded her in death, by her sole heirs at law, DARRYL WARD SPRADLEY and KRISTA SPRADLEY CHAMBLESS (See Exhibit B- Affidavit of Heirship by Janice Stillwell Greenleaf; and Exhibit C- Affidavit of Heirship by Willa Greenleaf Cummings) (GRANTEES), the receipt of which is hereby acknowledged, DARRYL WARD SPRADLEY and KRISTA SPRADLEY CHAMBLESS, as the sole heirs at law of Betty C. Spradley, deceased, do hereby grant, bargain, sell and convey unto DARRYL WARD SPRADLEY and KRISTA SPRADLEY CHAMBLESS, as tenants in common, the following described real estate, all located in Shelby County, Alabama, to wit:

See Exhibit A Attached.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, along with any and all reversion(s), remainder(s), rents, issues, and profits thereof, except as noted above, and also all the estate, right, title, and interest, whether in law or in equity, of the said GRANTOR in and to the same and every part or parcel thereof, with the appurtenances.



TO HAVE AND TO HOLD to the said GRANTEES, as tenants in common, and to their heirs and assigns forever, in fee simple.

IN WITNESS WHEREOF, We do hereby freely, voluntarily, and without reservation set our hands and seals below on this the 21 day of January, 2026.

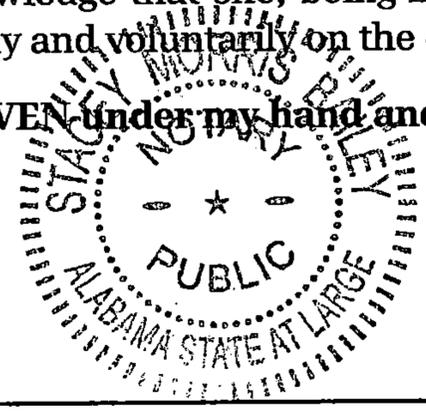
Darryl Ward Spradley
DARRYL WARD SPRADLEY, Grantor

Krista Spradley Chambless
KRISTA SPRADLEY CHAMBLESS, Grantor

STATE OF ALABAMA)
Shelby COUNTY)

BEFORE ME, the undersigned authority, a Notary Public in and for said State at-Large, did personally appear DARRYL WARD SPRADLEY, who being made known unto me and having been first duly sworn, and whose name signature and seal appears on the foregoing conveyance, did acknowledge that she, being informed of the contents of the conveyance, did execute the same freely and voluntarily on the day same bears date.

GIVEN under my hand and official seal this 21 day of January, 2026.

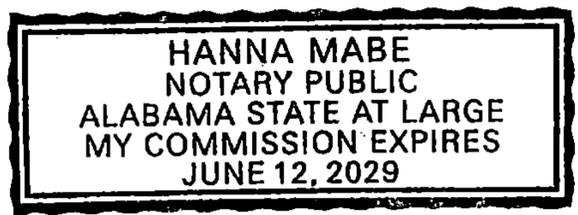


Stacy Morris
NOTARY PUBLIC, State of Alabama at-Large
My Commission Expires: 4-4-27

STATE OF ALABAMA)
Tuscaloosa COUNTY)

BEFORE ME, the undersigned authority, a Notary Public in and for said State at-Large, did personally appear KRISTA SPRADLEY CHAMBLESS, who being made known unto me and having been first duly sworn, and whose name signature and seal appears on the foregoing conveyance, did acknowledge that she, being informed of the contents of the conveyance, did execute the same freely and voluntarily on the day same bears date.

GIVEN under my hand and official seal this 20th day of January, 2026.



Hanna Mabe
NOTARY PUBLIC, State of Alabama at-Large
My Commission Expires: 6-12-29



20260121000018520 3/5 \$37.00
Shelby Cnty Judge of Probate, AL
01/21/2026 11:43:26 AM FILED/CERT

Exhibit "A"

The Southwest Quarter of Section 25, Township 18, Range 2 East, and containing 160 acres more or less.

Also, all that part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 18, Range 2 East, that lies on the East side of the Coosa Valley Road and containing 20 acres more or less, EXCEPT, however, the following tract of land heretofore conveyed by J. H. Kincaid and wife Elizabeth Kincaid to Coosa Valley Builders, Incorporated, dated October 25, 1949, and recorded in Deed Book 139, on page 401, and described as follows: All that part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 18, Range 2 East which lies West of the right of way of Alabama Highway No. 25 and East of the Old Coosa Valley Road running across said forty acres and containing in the exception hereof 4.3 acres, more or less. And all situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 143, Page 93

LESS AND EXCEPT:

TRACT 1:

All that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 18, Range 2 East in Shelby County, Alabama which lies West of the right of way of State Highway #25 (U.S. Highway #231) and East of the Old Coosa Valley Road:
LESS AND EXCEPT the North 630 feet.

TRACT 2:

A parcel located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 18, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of Section 26, Township 18 South, Range 2 East and run North $37^{\circ} 29' 10''$ West for 1,753.42 feet to a point on the North right of way of Shelby County Road #59 and the point of beginning, then North $60^{\circ} 16' 55''$ West along said North right of way for 10.17 feet to the center line of Old Coosa Valley Road (not open) thence North $29^{\circ} 41' 50''$ East along said center line and fence for 176.00 feet, then North $28^{\circ} 42' 45''$ East along said center line and fence for 197.27 feet, thence North $28^{\circ} 37' 45''$ East along said centerline and fence for 182.83 feet; thence North $37^{\circ} 05' 30''$ East along said center line and fence for 151.07 feet; thence (leaving centerline and fence) run North $88^{\circ} 38' 25''$ East for 25.12 feet to a point on the East right of way of the Old Coosa Valley Road; thence South $38^{\circ} 12' 45''$ West along said right of way for 163.15 feet; thence South $28^{\circ} 53' 10''$ West along said right of way for 213.64 feet; thence South $30^{\circ} 44' 55''$ West along said right of way for 176.22 feet; thence South $30^{\circ} 03' 10''$ West along said right of way for 177.55 feet to the point of beginning.

SOURCE OF TITLE: Deed Book 143, Page 93, Document No.: 20050810000409680
Document No.: 20070612000275310



20260121000018520 4/5 \$37.00
Shelby Cnty Judge of Probate, AL
01/21/2026 11:43:26 AM FILED/CERT

**AND
LESS AND EXCEPT**

A parcel in the Southeast Quarter of the Southwest Quarter, in the Southwest Quarter of the Southwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 South, Range 2 East and in part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 18 South, Range 2 East in Shelby County Alabama and being more particularly described as follows: Commence at an existing $\frac{3}{4}$ " bolt at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 25, Township 18 South, Range 2 East, said point being the Point of Beginning and run North $00^{\circ} 38' 55''$ West along the East line of said Quarter Quarter section for 1236.22 feet to a $\frac{5}{8}$ rebar set; thence South $89^{\circ} 21' 05''$ West for 1795.77 feet to a $\frac{5}{8}$ rebar set; thence North $58^{\circ} 10' 00''$ West for 1420.24 feet to a $\frac{5}{8}$ rebar set on the Southeasterly right-of-way of U.S. Highway 231 (100' right-of-way); thence South $32^{\circ} 37' 00''$ West along said right of way for 813.99 feet to an existing $\frac{5}{8}$ rebar; thence (leaving said right of way) run North $88^{\circ} 55' 20''$ East for 798.65 feet to an existing $\frac{5}{8}$ rebar; thence South $00^{\circ} 52' 00''$ East along a fence for 399.49 feet to an existing $\frac{5}{8}$ rebar; thence North $79^{\circ} 46' 40''$ East along a fence for 16.97 feet to an existing $\frac{5}{8}$ rebar; thence South $55^{\circ} 18' 25''$ East for 45.46 feet to an existing $\frac{5}{8}$ rebar; thence South $00^{\circ} 52' 05''$ East for 872.14 feet to an existing 1 1/2 " pipe at the Southeast corner of Section 25; thence South $90^{\circ} 00' 00''$ East along the South line of said Section 25 for 2583.16 feet to the Point of Beginning. The above containing 86.4 acres more or less.

SOURCE OF TITLE: Boundary Survey of Part of W.W. Stillwell Estate in Sections 25 & 26, T18S, R2E by Licensed Professional Land Surveyor, Derrol D. Luker, State of Alabama No. 23006.

shelby



20260121000018520 5/5 \$37.00
Shelby Cnty Judge of Probate, AL
01/21/2026 11:43:26 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Darryl Spadley Krista Chambers
Mailing Address 80 Garrett Mitchell
Alexandria AL 36250

Grantee's Name Krista Chambers Spadley
Mailing Address 80 Garrett Mitchell
Alexandria AL 36250

Property Address Ac reage on Hwy 271
Vincennes AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 584,550

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
 Sales Contract
 Closing Statement
 Appraisal
 Other Per will

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 or 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 1/21/26

Print Darryl Ward Spadley
Sign Darryl Ward Spadley
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)