

**WARRANTY DEED**

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **J. David Carmichael, an unmarried** (herein referred to as grantors), grant, bargain, sell and convey unto **Gary D. Spates** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

**From the SE corner of the NE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, proceed North 0 degrees 14 minutes 33 seconds East along the East boundary of said NE 1/4 of SE 1/4 for a distance of 2028.17 feet to a point; thence proceed South 75 degrees 32 minutes 21 seconds West 281.07 feet to the Point of Beginning of herein described parcel of land; thence turn from said Point of Beginning continue along the aforementioned course South 75 degrees 32 minutes 21 seconds West 138.97 feet; thence proceed South 10 degrees 52 minutes 00 seconds East 457.82 feet; thence proceed North 86 degrees 56 minutes 06 seconds East 107.12 feet; thence proceed North 6 degrees 59 minutes 38 seconds West 482.17 feet back to the Point of Beginning of herein described parcel of land.**

**The above described parcel of land is located in the SE 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and is the same property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 125, Page 978.**

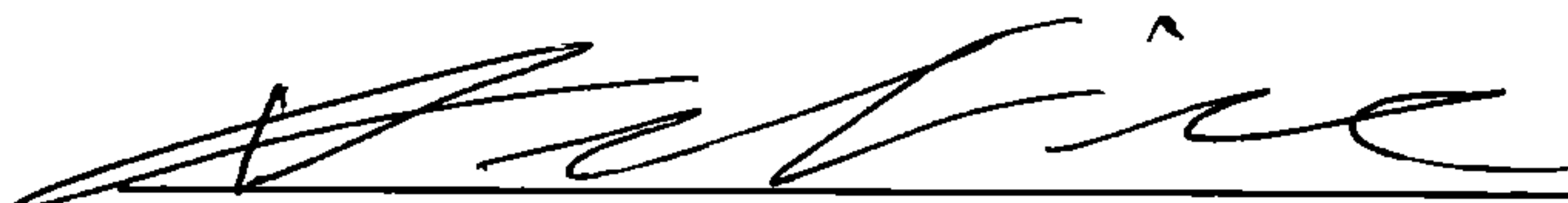
For ad valorem tax purposes only, the address of the above-described property is 110 Lela Bell Lane, Harpersville, AL 35078.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

SIGNATURE AND NOTARY ON FOLLOWING PAGE

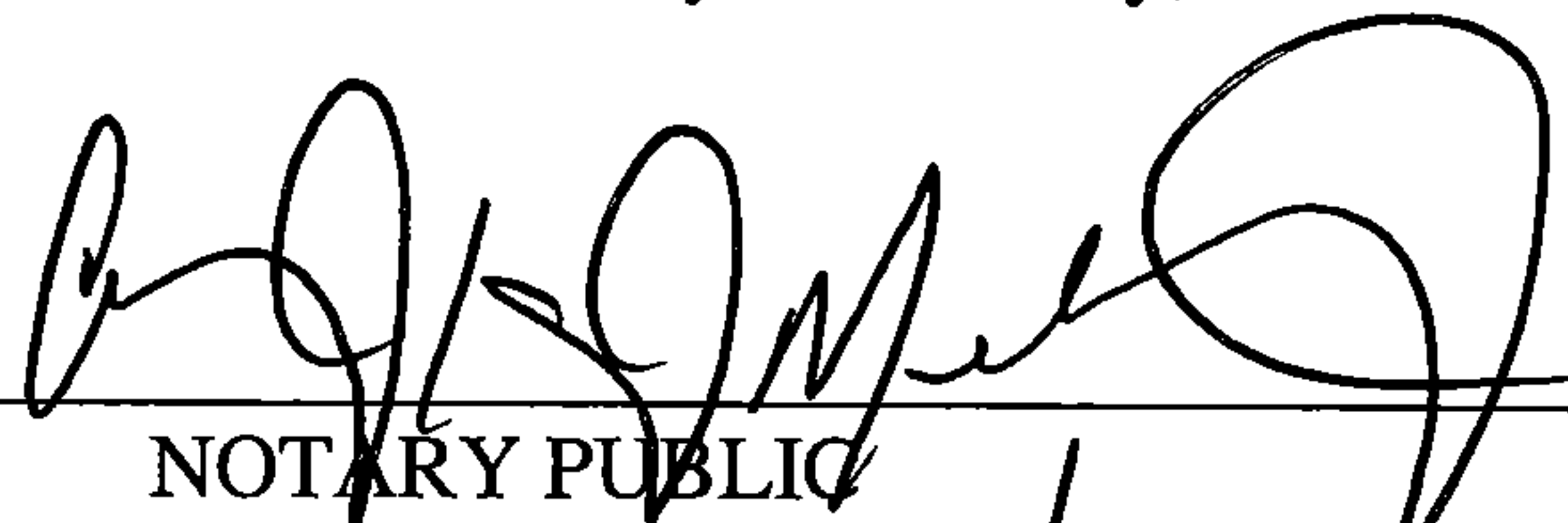
In Witness Whereof, I have hereunto set my hand and seal this 9<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
J. David Carmichael

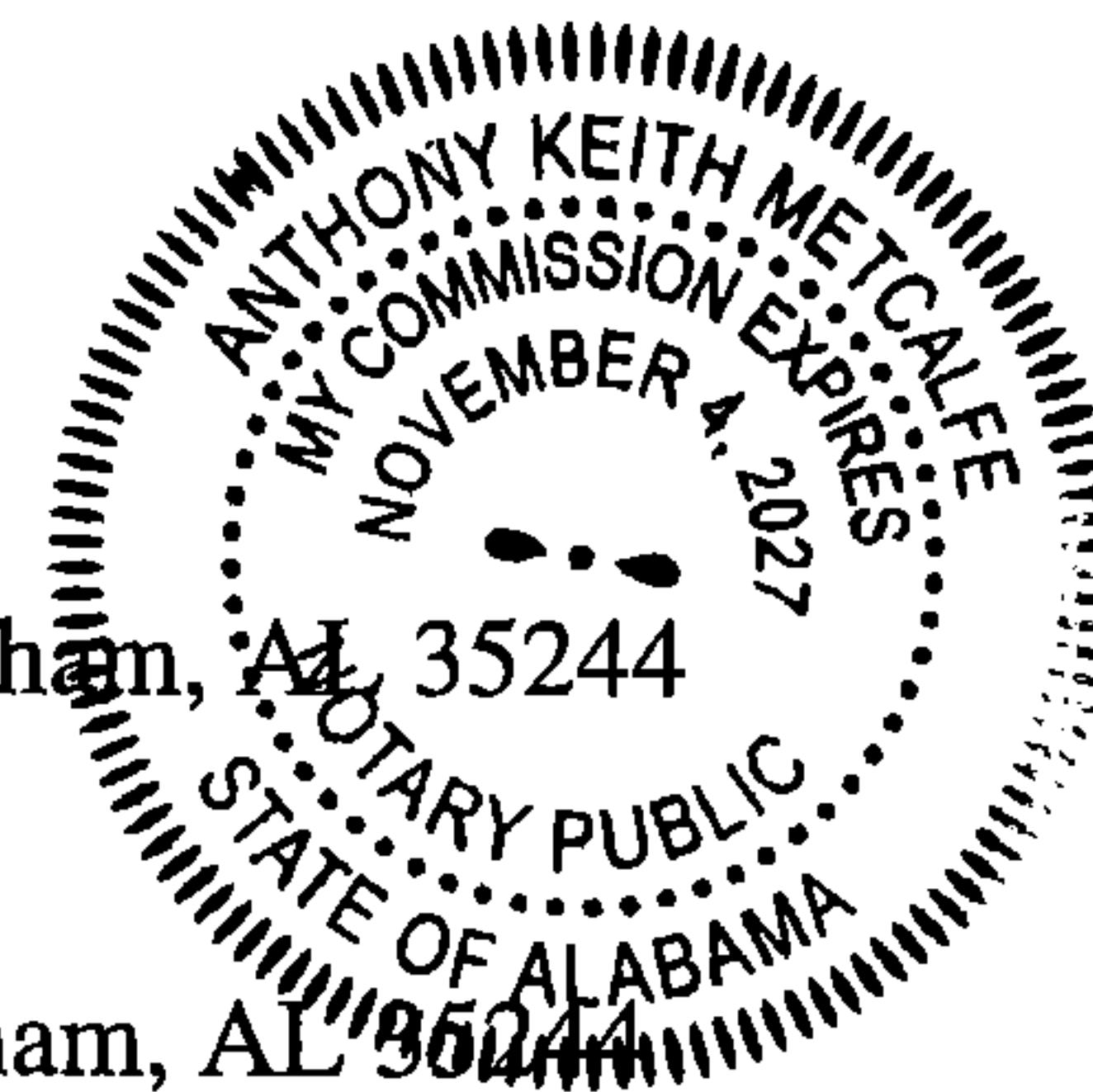
STATE OF ALABAMA            )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **J. David Carmichael**, whose name 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of February, 2026.

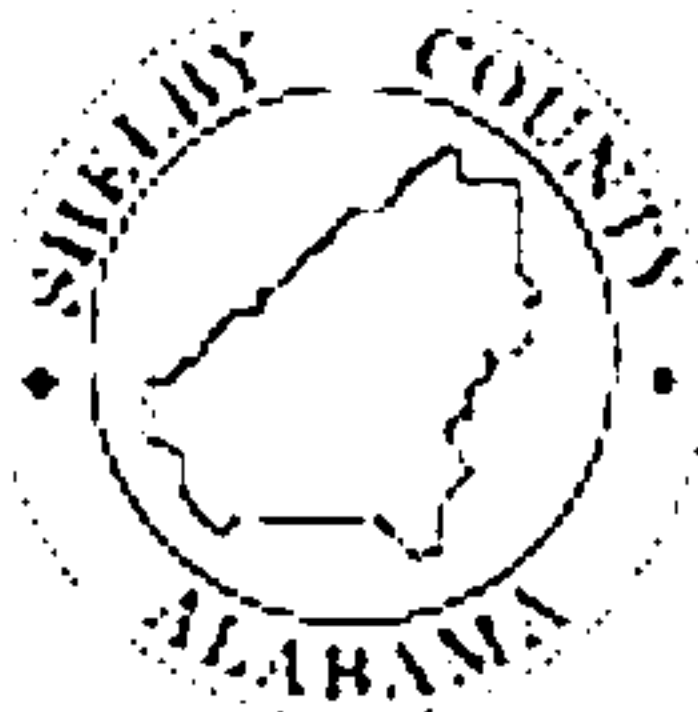
  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: Nov. 4, 2027



THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/11/2026 09:53:54 AM  
\$198.00 BRITTANI  
20260211000039110

*Allen S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name J David Carmichael  
Mailing Address 1719 Linden Street  
Leeds, AL 35094

Grantee's Name Gary D. Spates  
Mailing Address 162 Lela Bell Lane  
Harpersville, AL 35078

Property Address 110 Lela Bell Lane  
Harpersville, AL 35078

Date of Sale February 9, 2026  
Total Purchase Price \$170,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement         | _____                              |

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 February 9, 2026

Print Anthony Metcalfe  
Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)