

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Cheryl Linholm
4135 Hwy 28
Columbiana, AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FORTY SIX THOUSAND DOLLARS AND ZERO CENTS (\$246,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Judy L. Blankenship, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Cheryl Linholm (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

Wayne Blankenship is deceased, having died on March 16, 2011.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of Feb, 2025.

Judy L. Blankenship
Judy L. Blankenship

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Judy L. Blankenship**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of Feb 2025.

Mike T. Atchison

Notary Public
My Commission Expires: 8-19-28

EXHIBIT A—LEGAL DESCRIPTION

Parcel 2 - BEGIN at the NE Corner of the NW 1/4 of the NE 1/4 of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°11'40"E a distance of 245.10'; thence S89°50'15"W a distance of 190.32'; thence S00°14'14"E a distance of 245.36'; thence N89°52'02"E a distance of 190.14'; thence S00°12'45"E a distance of 333.90'; thence S00°11'40"E a distance of 1442.75'; thence N84°16'37"W a distance of 524.96'; thence S00°11'40"E a distance of 186.94' to the Northerly R.O.W. line of Shelby County Highway 28; thence N82°44'07"W and along said R.O.W. line a distance of 155.32'; thence N00°18'40"W and leaving said R.O.W. line a distance of 2378.04'; thence N89°39'07"E a distance of 680.90' to the POINT OF BEGINNING.

SUBJECT TO a 30.00' Easement, as recorded in Instrument #20020312000117891, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/07/2025 03:04:04 PM
 \$274.00 JOANN
 20250307000069150

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Judy Blankenship
 Mailing Address 4055 Hwy 28
Columbiana, AL 35057

Grantee's Name Cheryl Linholm
 Mailing Address 4135 Hwy 28
Columbiana, AL 35057

Property Address Aceway Section 33
Township 21 South
Range 1 East

Date of Sale 2-21-25
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 246,000.00

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 tax value

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 _____

Print Judy Blankenship

Unattested

(verified by)

Sign Judy Blankenship
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1