

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:
Richard Blackburn
161 Shelby Springs Farms
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$4,250.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lisa M. Dennis, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Richard Blackburn (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, 2020.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or her spouse.

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 10th day of December, 2020.


Lisa M. Dennis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa M. Dennis**, 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 10th day of December, 2020.

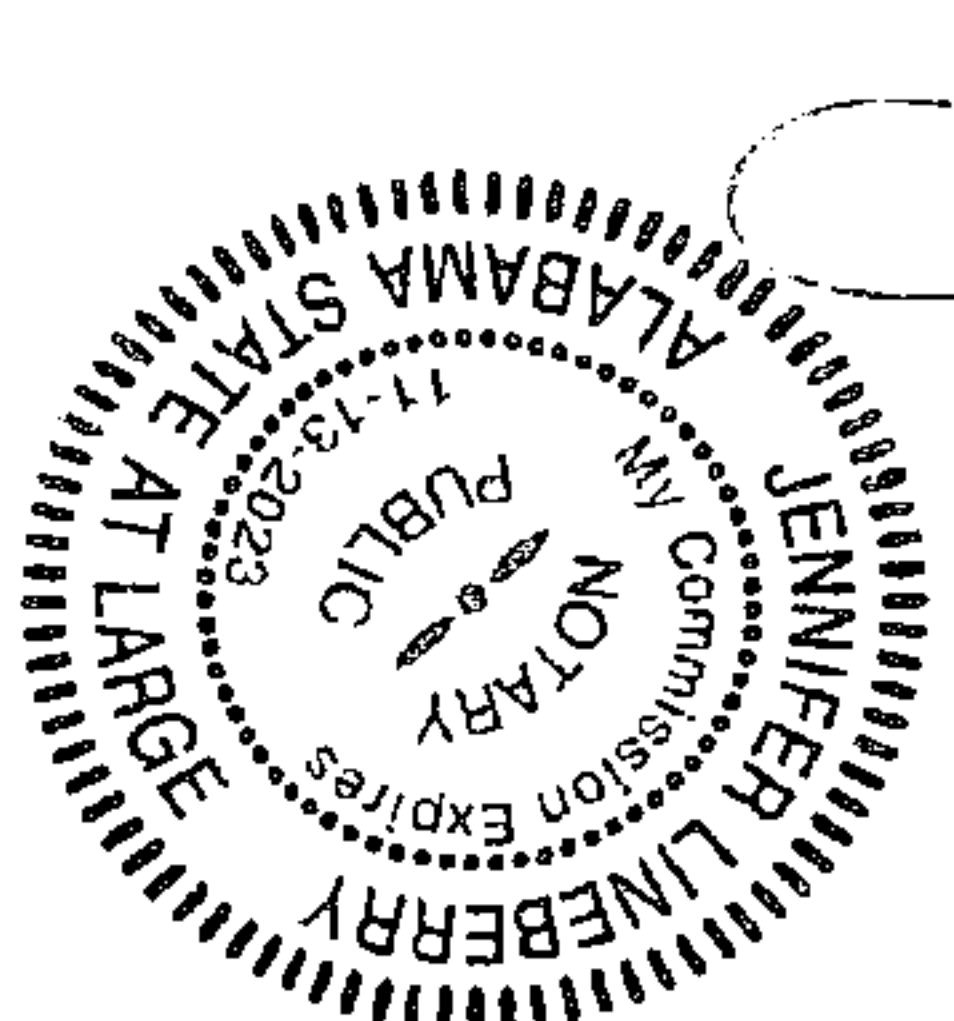

Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A – LEGAL DESCRIPTION

at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East a distance of 2637.48 feet; thence South 89 degrees 24 minutes 15 seconds West, a distance of 141.81 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 434.00 feet to the easterly R.O.W. line of Rocky Ridge Road; thence North 12 degrees 07 minutes 13 seconds East and along said R.O.W. line, a distance of 94.25 feet to a curve to the left, having a radius of 305.00, a central angle of 22 degrees 19 minutes 39 seconds and subtended by a chord which bears North 00 degrees 57 minutes 24 seconds East, and a chord distance of 118.10 feet; thence along the arc of said curve and said R.O.W. line, a distance of 118.85 feet; thence North 89 degrees 24 minutes 15 seconds East and leaving said R.O.W. line, a distance of 410.05 feet; thence South 00 degrees 35 minutes 45 seconds East, a distance of 210.00 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated June 26, 2017.

ALSO KNOWN AS: Lot 1 according to the survey of L & R Estates as recorded in Map Book 51, Page 17, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/14/2025 09:35:45 AM
 \$32.50 BRITTANI
 20250414000108960

Allen S. Byrd

Sold 12-10-20

Real Estate Sales Validation Form

\$4,250 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lisa Dennis
 Mailing Address 161 Shelby Springs Farms
Calera, AL 35040

Grantee's Name Richard Blackburn
 Mailing Address 161 Shelby Springs Farms
Calera, AL 35040

Property Address vacant land
Columbiana, AL 35051

Date of Sale December 10, 2020
 Total Purchase Price \$ 4,250.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 Lisa M. Dennis

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Form RT-1