

THIS INSTRUMENT PREPARED BY:

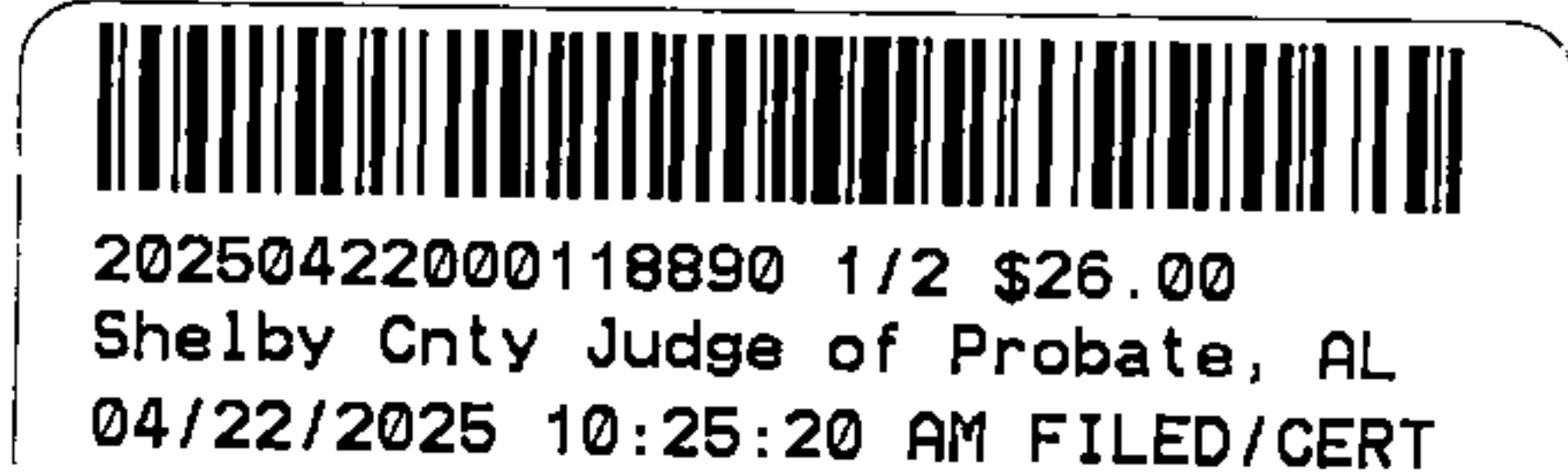
WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • KILGORE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Redbud Real Estate, LLC
P. O. Box 1177
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollars (\$1.00) and Love and Affection** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **Linda Ellis Blanton**, widow of John A. Blanton, deceased (herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto **Redbud Real Estate, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW Corner of the SW ¼ of the NE ¼ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"E a distance of 1226.91'; thence N00°00'00"W a distance of 169.26'; thence N50°29'45"W a distance of 819.16' to the POINT OF BEGINNING; thence N20°34'48"E a distance of 164.20'; thence N74°16'12"W a distance of 78.51'; thence S15°43'48"W a distance of 259.30'; thence N49°45'54"E a distance of 115.47' to the POINT OF BEGINNING. Said Parcel containing 0.34 acres, more or less.

NOTE: This Parcel described hereinabove may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to the survey of Rodney Y. Shiflett, Professional Land Surveyor No. 21784, dated April 7, 2025.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2025.

Linda Ellis Blanton (SEAL)
Linda Ellis Blanton

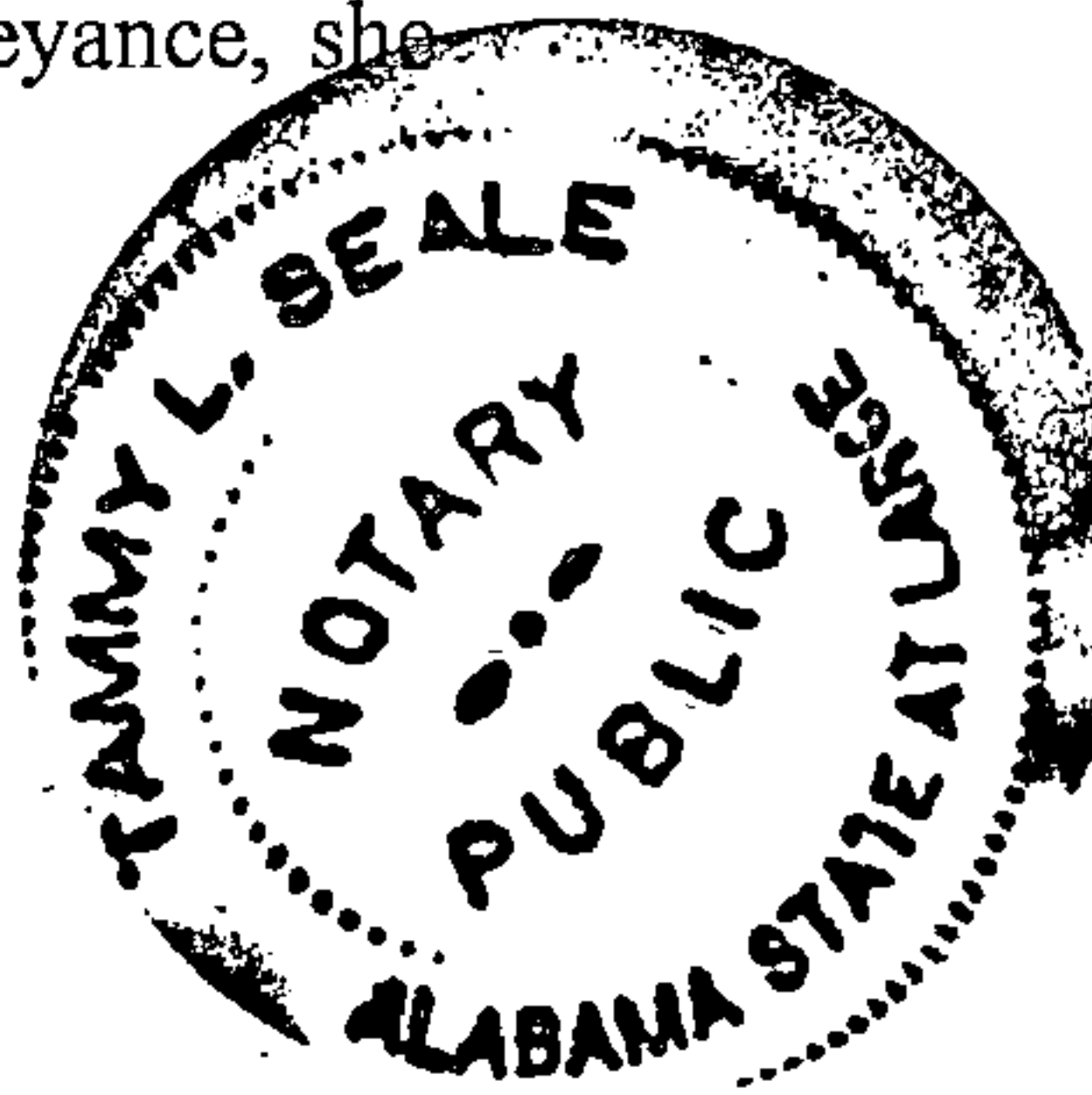
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda Ellis Blanton**, widow of John A. Blanton, deceased, 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 15th day of April, 2025.

Tammy L. Seale (SEAL)
Notary Public

My Commission Expires: 07/12/2027



Shelby County, AL 04/22/2025
State of Alabama
Deed Tax: \$1.00

Real Estate Sales Validation Form

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

Grantor's Name Linda Ellis Blanton
Mailing Address P.O. Box 1131
Columbiana, AL 35051

Grantee's Name Redbud Real Estate, LLC
Mailing Address P.O. Box 1177
Columbiana, AL 35051

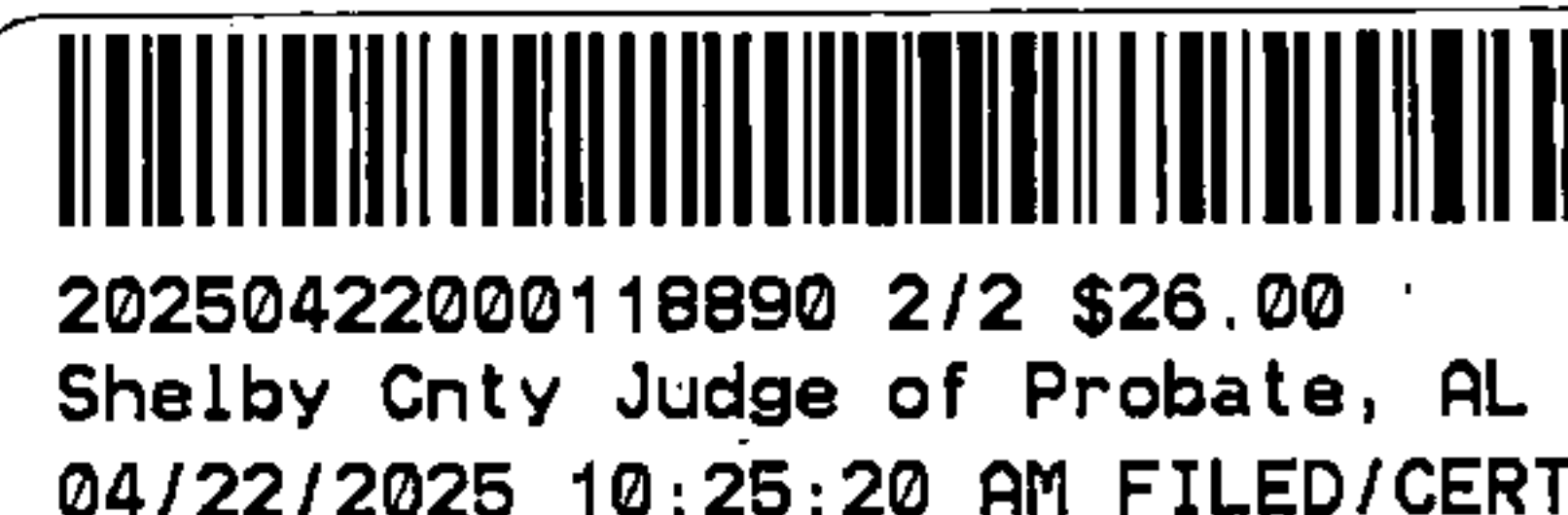
Property Address strip of land along
roadside of
Redbud Lane
Columbiana, AL 35051

Date of Sale 04-15-2025
Total Purchase Price \$1.00 Love & Affection
or
Actual Value \$1,000.00
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 04-15-2025

Redbud Real Estate, LLC
Print by Frank C. Ellis, III

Unattested

Sign Frank C. Ellis, III

(verified by)

(Grantee/Grantor/Owner/Agent) circle one

Form RT-1