

**This Instrument was prepared by:**  
**Todd M. Higey**  
**Higey Law LLC**  
**300 Richard Arrington Jr. Blvd. N.**  
**Ste. 503, Title Building**  
**Birmingham, Alabama 35203**  
**205-593-4881**

**Send Tax Notice To:**  
**Kia Rachelle Countz**  
**1660 Ashville Road**  
**Montevallo, AL 35115**

# GENERAL WARRANTY DEED

**STATE OF ALABAMA** )  
 ) ss.  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, LINDA LOUISE CARDWELL, a single woman (hereinafter referred to as "Grantor"), does grant, bargain, sell and convey unto KIA RACHELLE COUNTZ (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 20 and 21 along with a portion of a 20' alley in Block 10 of Extension Map of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama. Situated in the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama, containing 0.52 acres, more or less. The parcel is more particularly described as follows:

BEGIN at a 5/8" capped rebar (BAILEY CA 899LS) being the Northeast corner of Lot 21 of Block 10 of Extension Map Of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama, and situated on the West right of way line of Nelson Circle; thence along said right of way line S 7° 56' 12"W a distance of 120.00' to a 5/8" capped rebar (BAILEY CA 899LS) being the Southeast corner of Lot 20; thence leaving said right of way line N 82° 03' 48"W a distance of 190.00' to a 5/8" capped rebar (BAILEY CA 899LS) on the East right of way line of Cardwell Circle; thence leaving said right of way line N 7° 56' 12"E a distance of 120.00' to a 5/8" capped rebar (BAILEY CA 899LS) being the Northeast corner of Lot 1; thence continue S 82° 03' 48"E a distance of 190.00' to the POINT OF BEGINNING. Said parcel containing 22,800 SQ FT (0.52 acres), more or less.

**SUBJECT TO THE FOLLOWING:**

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns forever.

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

**BE IT KNOWN** that these properties are NOT the homestead of the Grantor.

**SOURCE OF TITLE:** Instrument No. 1996-06196.

**PARCEL NUMBER: 27-4-20-1-001-054.000**

**This instrument has been prepared in accordance with information supplied by the Grantee. No title examination or title opinion was requested by the Grantee, and none was conducted or rendered.**

Grantor's Address:  
Linda Louise Cardwell  
1660 Ashville Road  
Montevallo, AL 35115

Grantee's Address:  
Kia Rachelle Countz  
1660 Ashville Road  
Montevallo, AL 35115

Property Addresses:  
Lots 20 & 21  
54 Cardwell Circle  
Montevallo, AL 35115

Date of Sale: August 5, 2025

Tax Assessor's Appraised Value: \$7,510

**REAL ESTATE SALES VALIDATION ATTESTATION:** In lieu of submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of her knowledge, this conveyance instrument contains all of the information which would otherwise be included on such Validation Form and that the information so contained in this instrument is true and accurate. Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h).

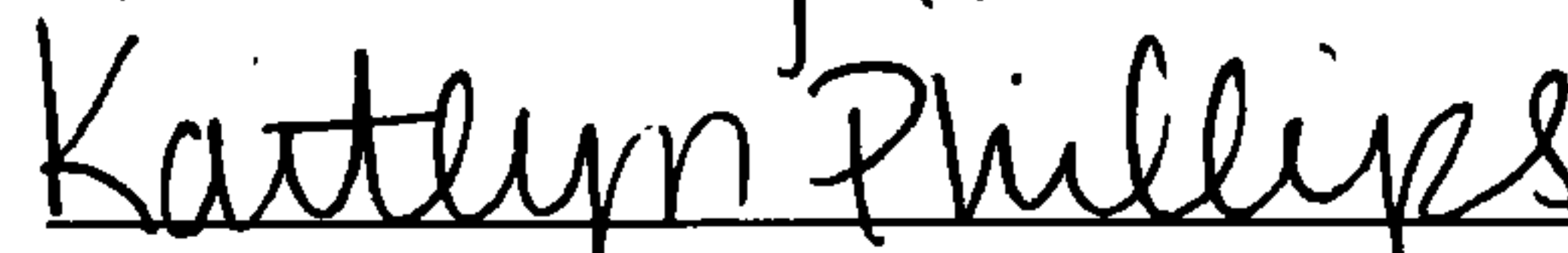
IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 5<sup>TH</sup> day of August, 2025.

  
LINDA LOUISE CARDWELL

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that LINDA LOUISE CARDWELL, 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 said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this is 5<sup>th</sup> day of August, 2025.

  
Notary Public  
My Commission Expires: 10/25/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/05/2025 02:16:24 PM  
\$33.00 BRITTANI  
20250805000239180

