

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:
James D. Ellison
2565 Hwy 20
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20251117000351660 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
11/17/2025 01:53:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY NINE THOUSAND DOLLARS AND ZERO CENTS (\$59,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bobby R. Turnbloom, a Single man**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **James D. Ellison** (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:

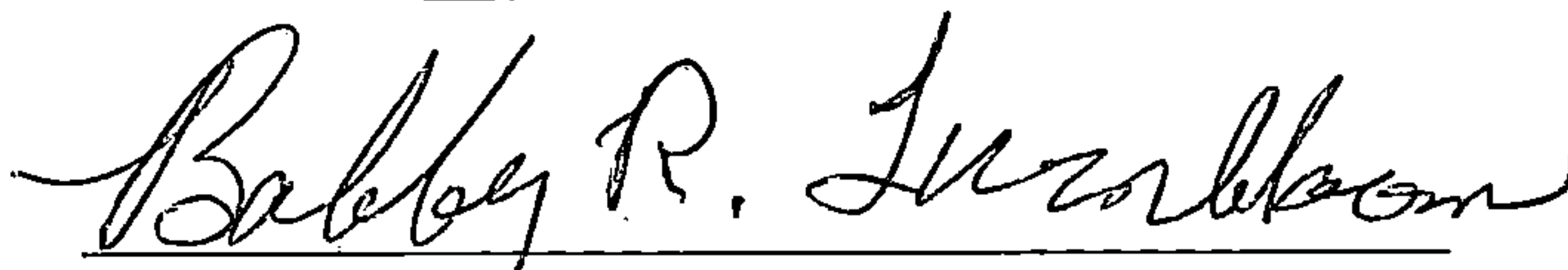
1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are all the surviving heirs at law of Mary F. Turnbloom, deceased, having died October 5, 2020.
No part of the homestead of the spouse of James D. Ellison.

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.

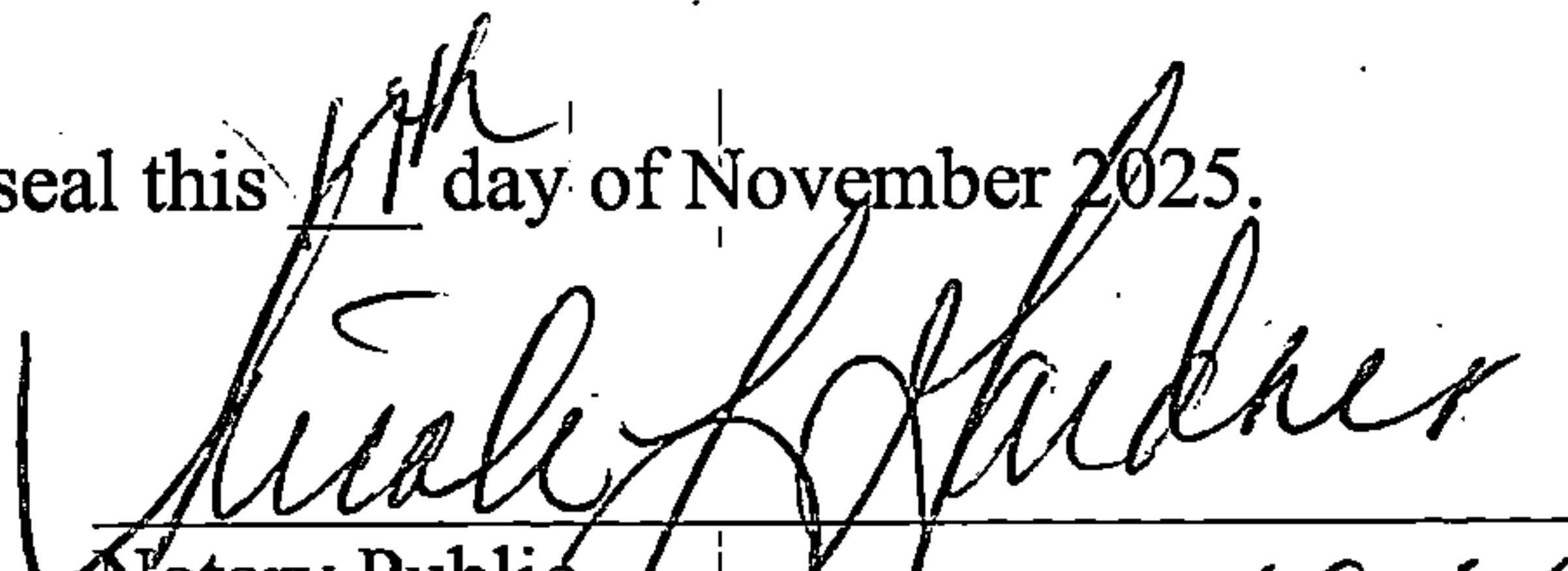
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of November 2025.

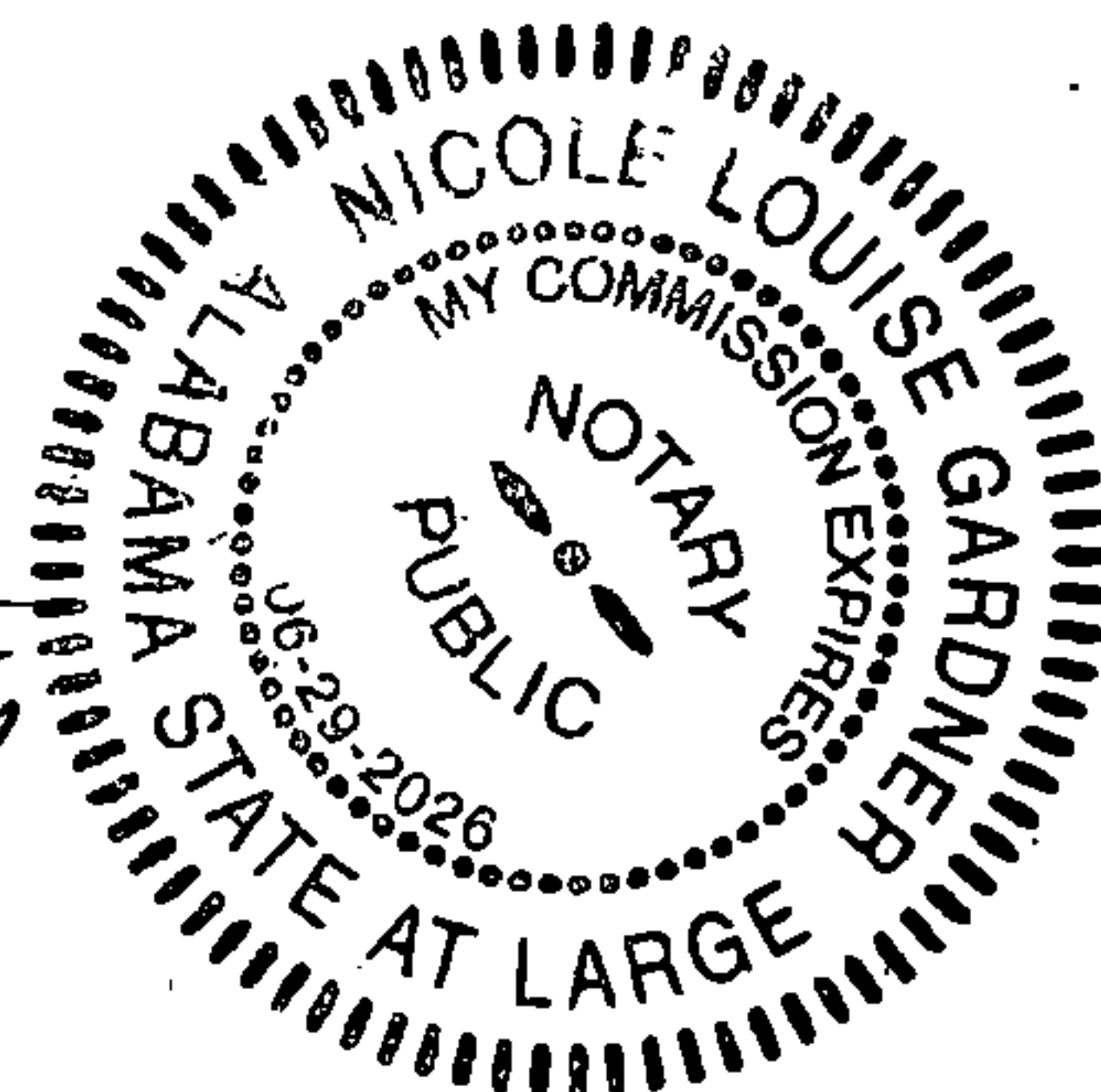

Bobby R. Turnbloom

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby R. Turnbloom**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November 2025.


Notary Public
My Commission Expires: 6-29-2026



Shelby County, AL 11/17/2025
State of Alabama
Deed Tax: \$59.00

EXHIBIT A – LEGAL DESCRIPTION



20251117000351660 2/3 \$87.00
Shelby Cnty Judge of Probate, AL
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A parcel of land situated in the SW 1/4 of the NE 1/4; SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4, Section 3, Township 24, Range 13 East, Shelby County, Alabama more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 13 East; thence South along said quarter line 1873.59 feet; thence left 91 degrees 36 minutes 38 seconds, 798.27 feet; thence left 90 degrees 00 minutes 1019.96 feet to South R.O.W. of Shadey Lane Drive (Hwy. 20); thence right 61 degrees 23 minutes 22 seconds 116.50 feet; thence right 0 degrees 32 minutes 30 seconds, 258.09 feet, being the point of beginning to the land hereby conveyed. From said Point of Beginning and last said course, turn right 87 degrees 40 minutes 32 seconds, 151.11 feet; thence right 31 degrees 22 minutes 52 seconds, 523.60 feet; thence left 90 degrees 58 minutes 25 seconds 279.64 feet; thence left 89 degrees 33 minutes 56 seconds 320.46 feet; thence right 95 degrees 20 minutes 20 minutes 27 seconds 84.43 feet; thence left 94 degrees 49 minutes 44 seconds 501.70 feet; thence left 8 degrees 41 minutes 45 seconds 69.08 feet to the South R.O.W. of Shadey Lane Drive, (Hwy 20); thence left 110 degrees 40 minutes and being a bearing of South 56 degrees 55 minutes West, 489.02 feet to the Point of Beginning. According to the survey of Barton F. Carr, Alabama Re. No. 16685, dated June 20, 1990.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

Real Estate Sales Validation Form

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

Grantor's Name Bobby R. Turnbloom
Mailing Address 2063 Turquoise Ln
Calera, AL
35040

Grantee's Name James D. Ellison
Mailing Address 2505 Hwy 20
Calera, AL
35040

Property Address 2505 Hwy 20
Calera AL
35040



20251117000351660 3/3 \$87.00
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Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 59,000.00

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 ☐ Appraisal tax Value
☐ Sales Contract ☐ Other _____
☐ 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 _____

Print Bobby R. Turnbloom

Unattested

Sign Bobby R. Turnbloom

(verified by)

(Grantor/Grantee/Owner/Agent) circle one