

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY    )

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$456,000.00**) and other valuable considerations to the undersigned Grantor,

**Judy Tomlinson, a widowed woman  
Robert J Tomlinson, Deceased July 27, 2014  
3309 Tartan Lane, Birmingham, AL 35242**

in hand paid by Grantee,

**Judy Turner Tomlinson, Trustee of the  
Judy Turner Tomlinson Family Trust dated December 8, 2025  
3309 Tartan Lane, Birmingham, AL 35242**

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

**Property Address: 3309 Tartan Lane, Birmingham, AL 35242  
Parcel No.: 10-1-02-0-003-011.000**

See Exhibit A for Legal Description

For source of title see: Deed Instrument Number 1992-27729

**DESCRIPTION FURNISHED BY GRANTOR**

**NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.**

To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful

claims of all persons.

Given under my hand and seal this day December 8, 2025.

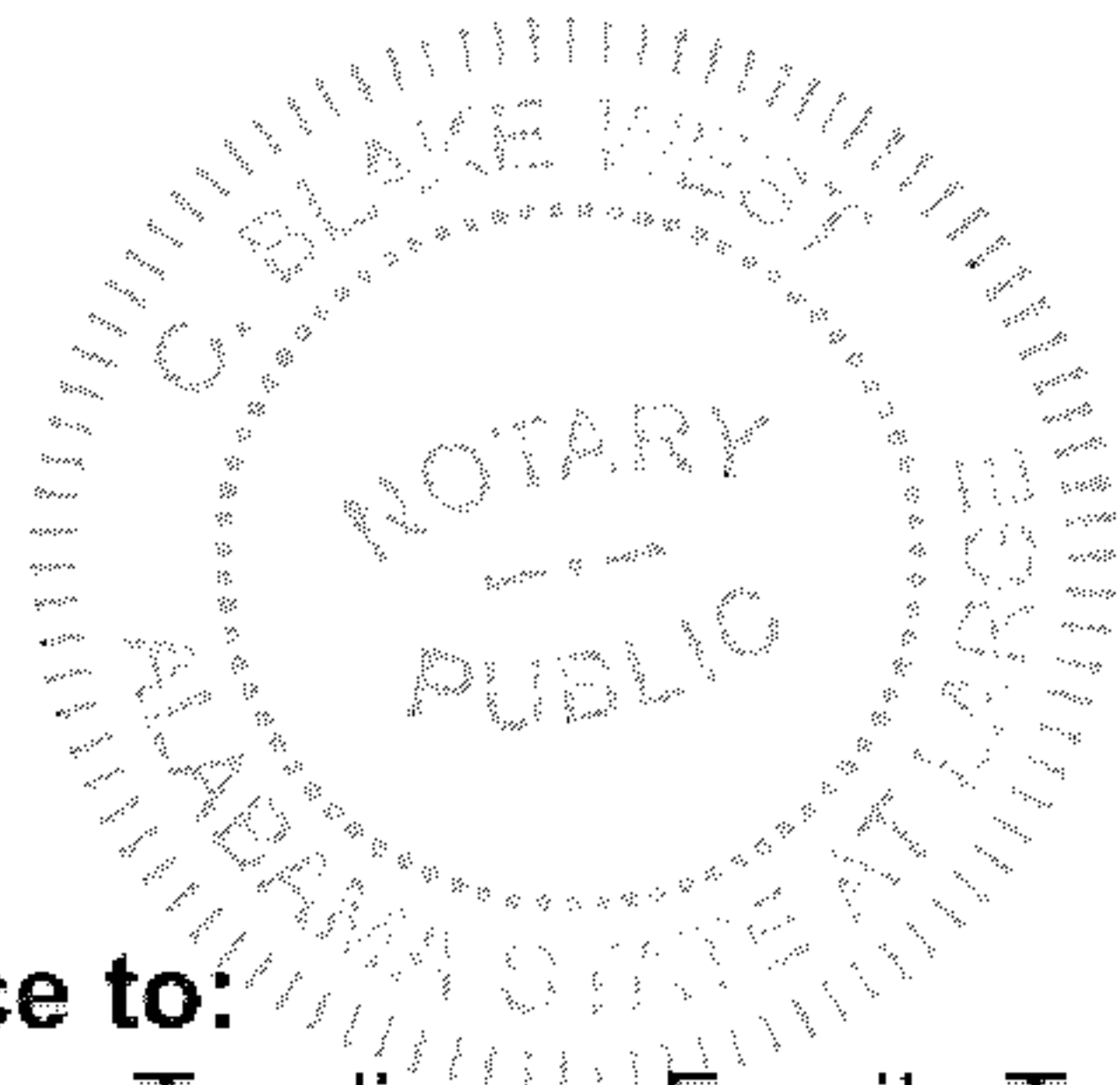
Judy Tomlinson  
Judy Tomlinson

STATE OF ALABAMA )  
 ) ss.  
COUNTY OF CULLMAN )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Judy Tomlinson, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the December 8, 2025.

[seal]



C. Blake West  
C. Blake West, Notary Public  
My commission expires: 07/24/2029

**Tax Notice to:**  
Judy Turner Tomlinson Family Trust  
3309 Tartan Lane, Birmingham, AL 35242

**This instrument prepared by:**  
C. Blake West  
Vertical Estate Planning, LLC  
412 4th Ave SW Ste 270  
Cullman, AL 35055  
(256) 798-0320

**Exhibit A to  
Deed to Judy Turner Tomlinson Family Trust**

Lot 12, Block 1, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135-136, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Subject to:**

Existing easements, restrictions, set-back lines, limitations, of record.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2026 02:19:00 PM  
\$484.00 KELSEY  
20260105000003060

*Allie S. Bayl*