

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Gabriel Wayne Linholm and Emily Caroline Linholm  
117 PINE HILL CIRCLE  
COLUMBIANA AL 35051

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$264,900.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cary Miller, a MARRIED person (herein referred to as grantors) do grant, bargain, sell and convey unto Gabriel Wayne Linholm and Emily Caroline Linholm, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, thence North 16 deg. 47 min. West a distance of 124.10 feet to the point of beginning of the property herein conveyed; said point being marked by an iron pin on the west right of way line of Alabama State Highway 25; thence north 60 deg. 05 min. West a distance of 199.52 feet to an iron pin; thence north 28 deg. 25 min. East a distance of 111.17 feet to an iron pin; thence south 73 deg. 53 min. East a distance of 190.45 feet to an iron pin on the west right of way line of Alabama State Highway 25; thence South 23 deg. 29 min. west along said right of way line a distance of 157.55 feet to the point of beginning. Said land lying in the SE 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, in the town of Columbiana, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$260,101.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

**THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTOR NOR HIS SPOUSE**

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 27<sup>th</sup> day of FEBRUARY 2026

Cary Miller  
Cary Miller

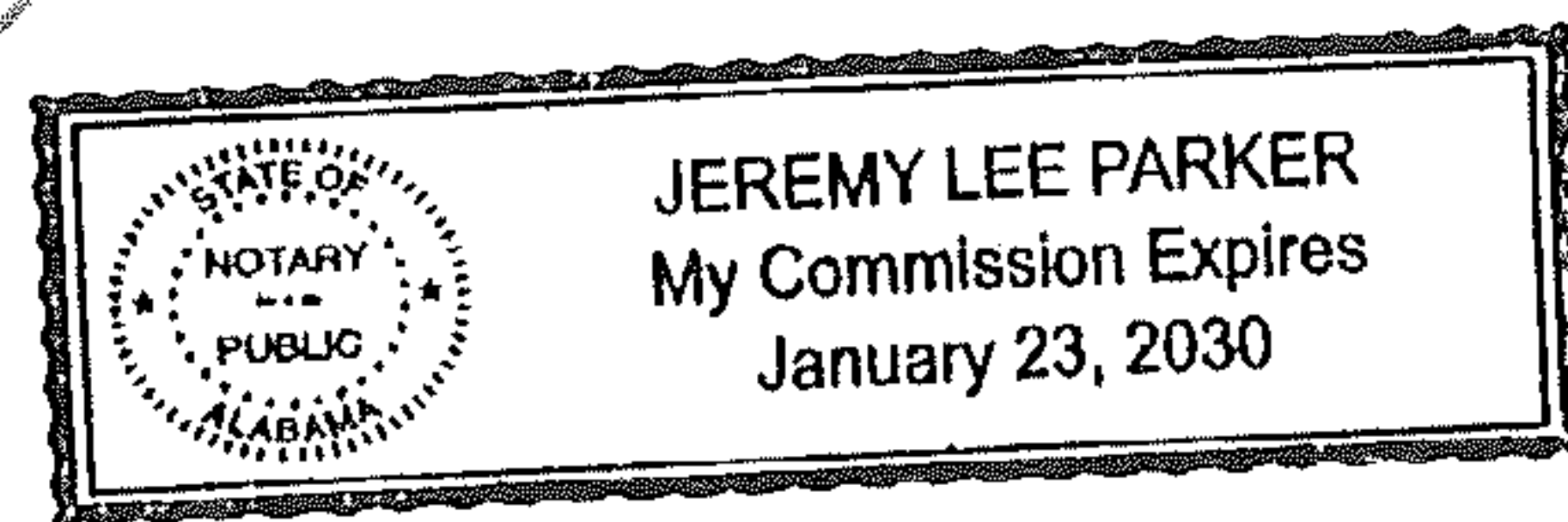
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Cary Miller whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of February, 2026

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 352226

[Signature]  
Notary Public  
My Commission Expires:





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/03/2026 03:45:26 PM**  
**\$33.00 JOANN**  
**20260303000061610**

*Allie S. Bayal*

**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Cary Miller	Grantee's Name	Gabriel Wayne Linholm and Emily Caroline Linholm
Mailing Address	117 Pine Hill Circle Columbiana, AL 35051	Property Address	117 PINE HILL CIRCLE COLUMBIANA AL 35051
Property Address	117 Pine Hill Circle Columbiana, AL 35051	Date of Sale	February 27, 2026
		Total Purchase Price	\$264,900.00
		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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other to  |
| <input checked="" type="checkbox"/> 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: 02/27/2026

(verified by)

Print Cary Miller  
 Sign: *Cary Miller*  
 Grantor/Grantee/Owner/Agent (circle one)