

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
James Edward Fields and Ellen Linda Fields
111 Redbud Road
Columbiana, AL 35051

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIVE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$570,000.00)**, the amount of which can be verified by the closing statement, and other good and valuable consideration in hand paid to **Linda Ellis Blanton, an unmarried person**, (hereinafter referred to as "Grantor"), whose address is 115 E Sterrett St, Columbiana, AL 35051, the receipt and sufficiency of which is hereby acknowledged, by **James Edward Fields and Ellen Linda Fields, a married couple, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantees"), whose address is 111 Redbud Road, Columbiana, AL 35051, hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, **the address of which is 111 Redbud Road, Columbiana, AL 35051** to-wit:

COMMENCE AT AN IRON PIN FOUND IN PLACE AND LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SW 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID SW 1/4 OF NE 1/4, A DISTANCE OF 96.15 FEET TO AN IRON PIN FOUND IN PLACE AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY LINE A DISTANCE OF 1130.76 FEET TO AN IRON SET (#5 RE-BAR); THENCE TURN AN ANGLE OF 90° TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 169.26 FEET TO AN IRON SET (#5 RE-BAR); THENCE TURN AN ANGLE OF 50°29'45" TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 819.16 FEET TO AN IRON SET (#5 RE-BAR); THENCE TURN AN ANGLE OF 71°04'33" TO THE RIGHT AND RUN NORTHEASTERLY A DISTANCE OF 75.68 FEET TO THE SOUTHWEST CORNER OF THE FRANK ELLIS JR. PROPERTY; THENCE CONTINUE ALONG THE SAME LINE OF DIRECTION AND ALONG THE NORTHWEST BOUNDARY OF THE SAID FRANK ELLIS JR. PROPERTY A DISTANCE OF 88.52 FEET TO AN IRON SET (#5 RE-BAR); THENCE TURN AN ANGLE OF 94°51' TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 78.51 FEET TO A POINT ON THE NORTHWEST BOUNDARY LINE OF A 40' WIDE ROADWAY EASEMENT; THENCE TURN AN ANGLE OF 90° TO THE LEFT AND RUN SOUTHWESTERLY ALONG SAID NORTHWEST BOUNDARY LINE A DISTANCE OF 259.30 FEET TO A POINT; THENCE TURN AN ANGLE OF 71°36'10" TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 398.40 FEET TO AN IRON FOUND AT THE NORTHEAST CORNER OF LOT 9, ARLINGTON STREET EXTENSION SUBDIVISION AS RECORDED IN MAP BOOK 11, PAGE 65 IN THE SHELBY COUNTY PROBATE JUDGE'S OFFICE; THENCE TURN AN ANGLE OF 86°23'21" TO THE LEFT AND RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION A DISTANCE OF 309.80 FEET TO A POINT; THENCE TURN AN ANGLE OF 0°33'00" TO THE RIGHT AND CONTINUE ALONG SAID SUBDIVISION BOUNDARY A DISTANCE OF 287.58 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND IS LYING IN THE SW 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST.

LESS AND EXCEPT:

Commence at the SW Corner of the SW 1/4 of the NE 1/4 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.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantees, and the successors and assigns of said Grantees, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the 11th day of March, 2026.

Linda Ellis Blanton
Linda Ellis Blanton

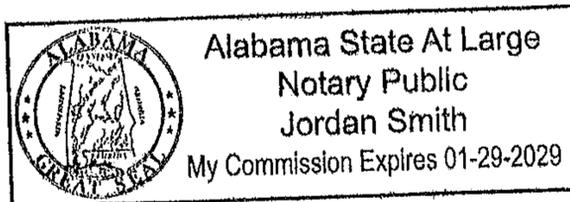
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Linda Ellis Blanton whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2026.

Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 03:39:29 PM
\$595.00 KELSEY
20260319000080300

Allen S. Byrd