

20220727000293910  
07/27/2022 11:03:57 AM  
DEEDS 1/3

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
101 Riverchase Pky East  
Hoover, AL 35244

Send Tax Notice To:  
Doug Moss  
Crystal Moss

5136 Selkirk  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY FIVE THOUSAND and 00/100 Dollars (\$95,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Adair Properties, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Doug Moss and Crystal Moss, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Hodgens Estates Sector 2, as recorded at Map Book 55 Page 92  
in the Probate Office of Shelby County, Alabama.


Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Use and Zoning Restrictions; (5) Deed Restrictions attached hereto as Exhibit "A".

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors does for himself/itself and for his/its successors and assigns covenant with the said Grantees, their heirs and assigns, that he/it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/it has a good right to sell and convey the same as aforesaid; that he/it will, and his/its successors and assigns 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, the said grantor, by its representative who is authorized to execute this conveyance, has hereunto set its signature and seal this the 18th day of July, 2022.


Adair Properties, LLC

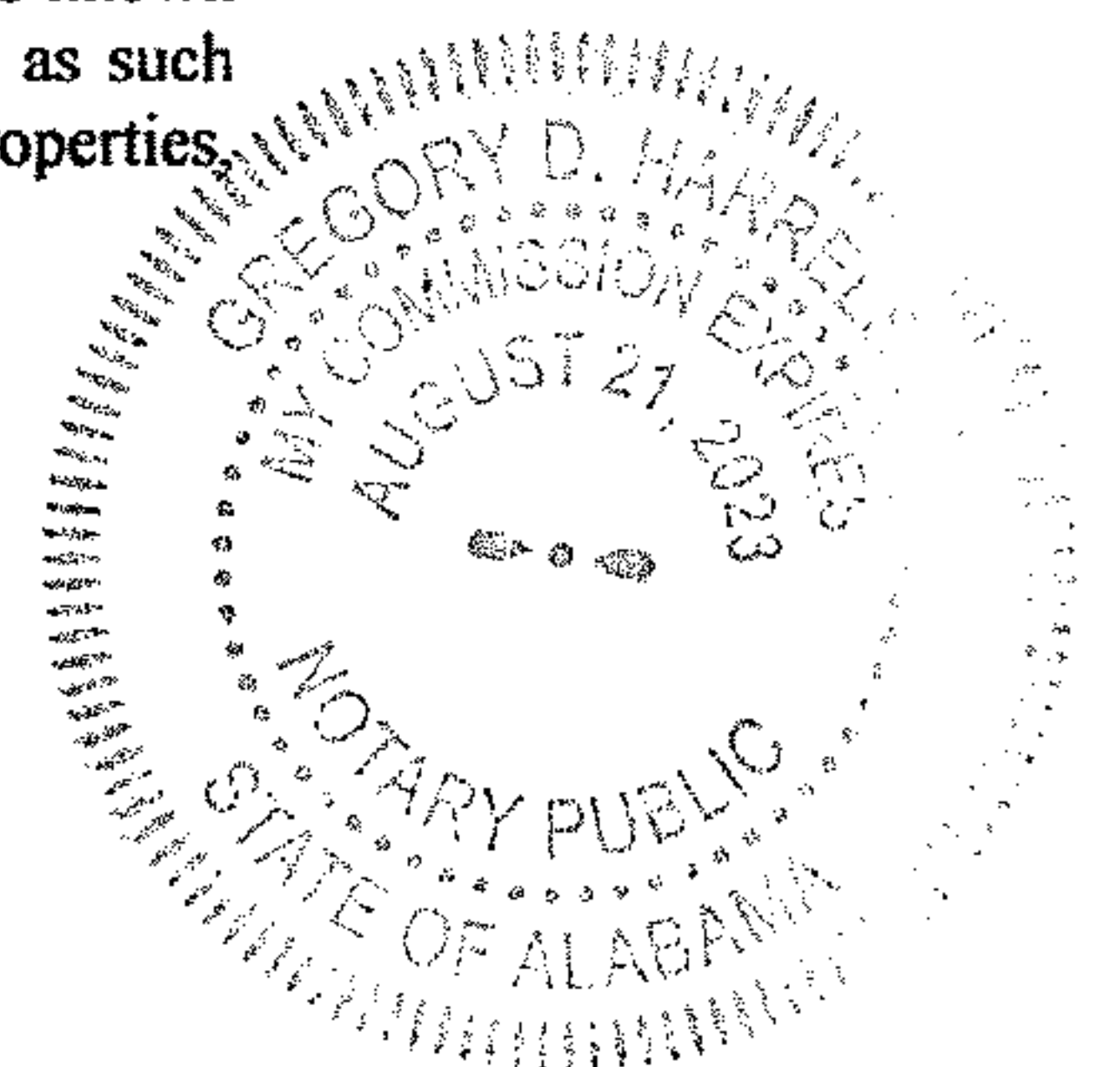
  
By: Brad Adair  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brad Adair, whose name as Member of Adair Properties, LLC 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, as such Managing Member and with full authority executed the same voluntarily for and as the act of said Adair Properties, LLC on the day the same bears date.

Given under my hand, this 18th day of July, 2022.

  
NOTARY PUBLIC  
My Commission Expires 8/21/23



**EXHIBIT "A"**  
**DEED RESTRICTIONS**

1. No Mobile or Manufactured Homes shall be allowed on any Lot.
2. Minimum floor area shall be 2,000 square feet living area for a one-story residence and 2,500 square feet for a multiple story residence.
3. No boats, trailers or recreational vehicles may be parked in any location that can be seen from the road for a period in excess of 48 hours. Boats and recreational vehicles and like may be stored indefinitely if they are stored in such a manner that they are incapable of being seen by another lot, home site or the road.

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

Grantor's Name Adair Properties, LLC  
 Mailing Address 16700 Hwy 280, Suite A234  
Chelsea, AL 35043

Grantee's Name Doug Moss  
 Mailing Address Crystal Moss  
503 Park Terrace  
Hoover, AL 35226

Property Address 4 Hodgens Road  
Chelsea, AL 35043  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/27/2022 11:03:57 AM  
 \$123.00 JOANN  
 20220727000293910

Date of Sale 07/18/2022  
 Total Purchase Price \$ 95,000

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



*Allen S. Bayl*

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  
☒ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

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 7-18-2022

Print Brad Adair

Unattested

Sign Brad Adair

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**