

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
266 Yeager LLC  
PO Box 801  
Pelham, Alabama  
35124

**STATUTORY WARRANTY DEED**

**TITLE NOT EXAMINED BY PREPARER**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of \$425,000.00 the amount of which can be verified by sales contract between the parties, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Mickey Hardy, Sr. an unmarried widower and Mickey Hardy, Jr. unmarried**, whose mailing address is **PO Box 801 Pelham, Al. 35124** (herein referred to as **Grantor, whether one or more**), do hereby grant, bargain, sell and convey unto **266 Yeager LLC, (herein referred to as Grantee, whether one or more)** whose mailing address is **PO Box 801, Pelham, Al. 35124**, the following described real estate (the Property), situated in Shelby County, Alabama with an address of **266 Yeager Parkway, Pelham, Alabama, 35124** to wit:

**Lot 4-A, according to the resurvey of lots 3,4 and 5 of Cambrian Valley Office Park, as recorded in Map Book 26, Page125 in the Probate Office of Shelby County, Alabama**

**SUBJECT TO:** (1) Taxes due in the year 2023 and thereafter; (2) Easements, restrictions and rights-of-way of record; and (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no municipal assessments or fire dues owing against the property conveyed herein nor are there any tenants.

**TO HAVE AND TO HOLD** to the said Grantee its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed, or the property described herein, other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of acquisition of the rights thereof by Grantor.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 19 day of JULY, 2023.

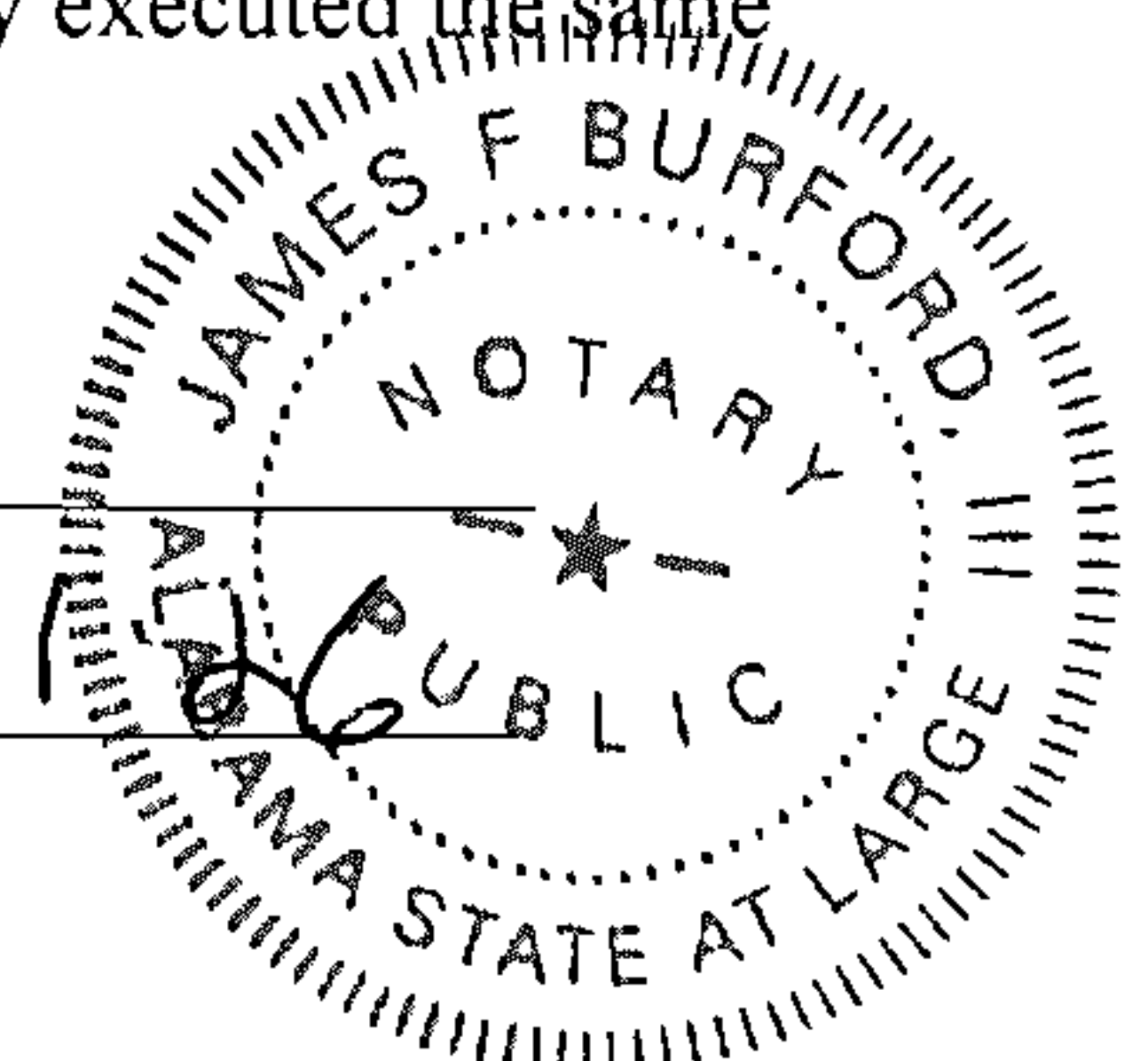
*Mickey Hardy Sr*  
\_\_\_\_\_  
Mickey Hardy, Sr.  
*Mickey Hardy Jr*  
\_\_\_\_\_  
Mickey Hardy, Jr.

STATE OF ALABAMA )  
*Jeffrey* COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Mickey Hardy Sr. and Mickey Hardy Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of JULY, 2023.

Notary Public  
My Commission Exp. 3-1-2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/19/2023 02:41:46 PM  
\$447.00 BRITTANI  
20230719000215970

*Allison Boyd*