

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Job Meison Missly Panduro
Amy Mariko Lucas Missly
2782 Stevens Creek Road
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED and 00/100 Dollars (\$267,500.00) to the undersigned GRANTOR in hand paid by the GRANTEEES 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 Job Meison Missly Panduro and Amy Mariko Lucas Missly, husband and wife (herein referred to as GRANTEEES), 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 24, Block 2, according to the Survey of Gross Addition to Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

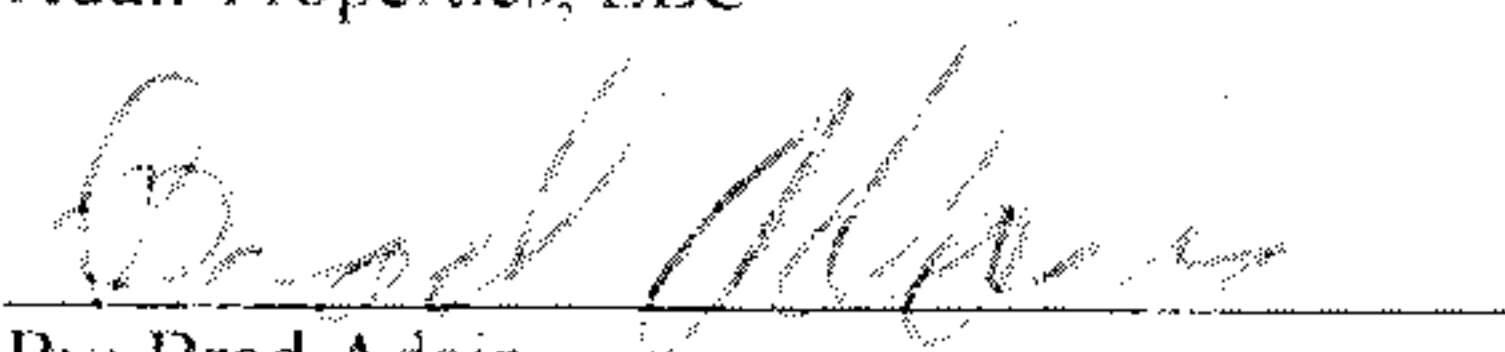
Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Use and Zoning Restrictions.

\$259,475.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for themselves/itself and for their/its successors and assigns covenant with the said Grantees, their heirs and assigns, that they/it are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above; that they/it have a good right to sell and convey the same as aforesaid, that they/it will, and their/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 representatives who is authorized to execute this conveyance, has hereunto set its signatures and seal this the 21st day of February, 2024.

Adair Properties, LLC

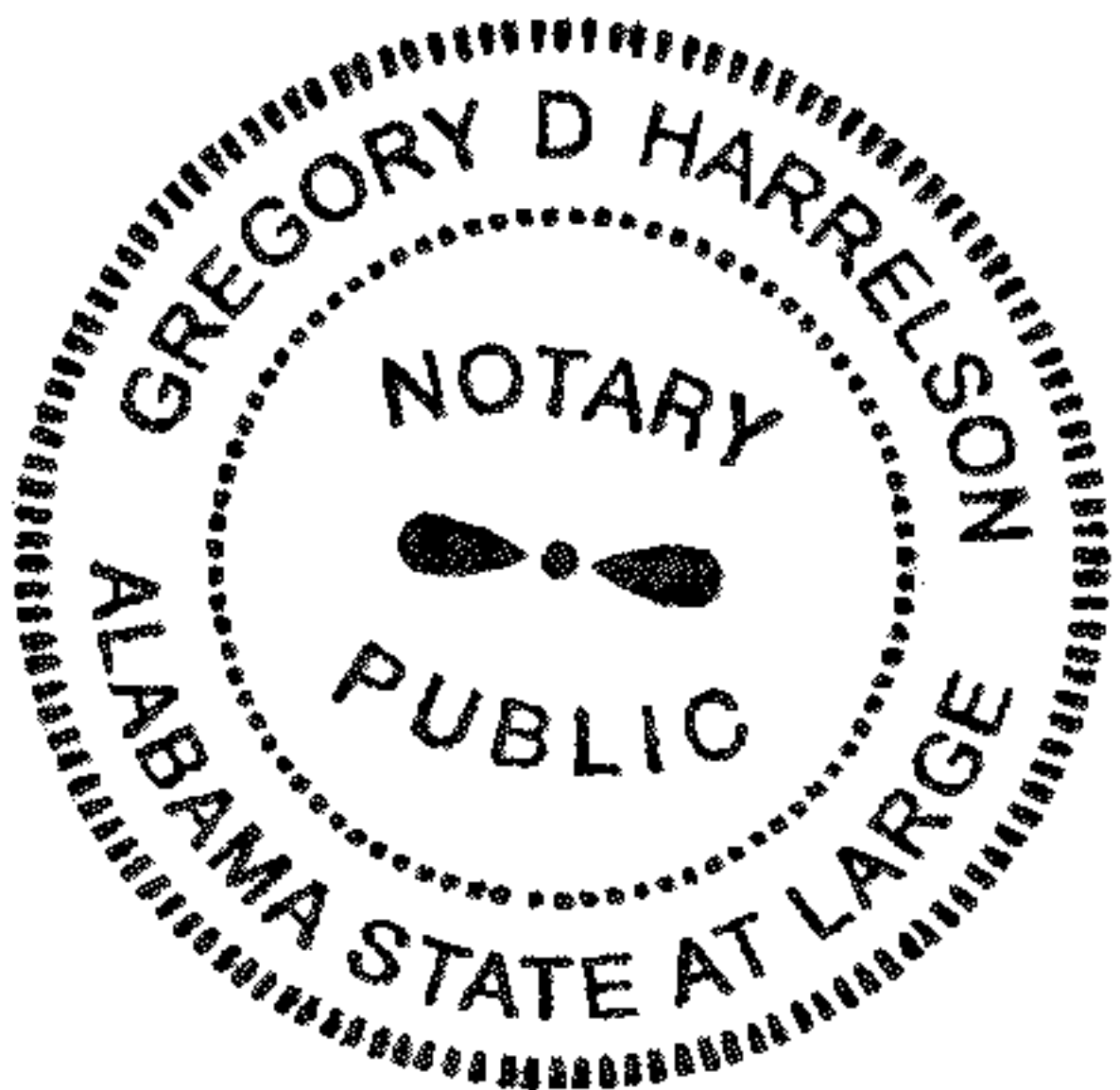


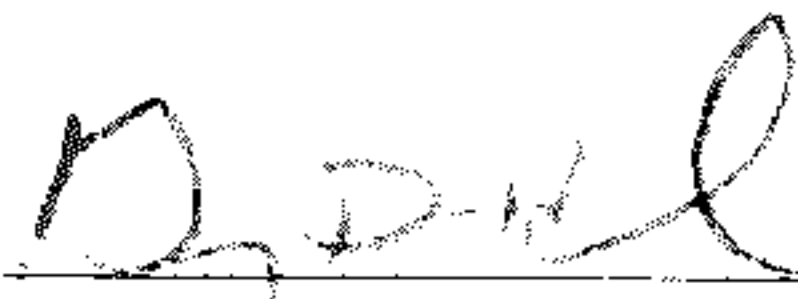
By: Brad Adair
Its: Member

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 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 and seal, this the 21st day of February, 2024.





NOTARY PUBLIC
My Commission Expires 8/21/27

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, Ste A234
Chelsea, AL 35043

Grantee's Name Job Meison Missly Panduro
 Mailing Address Amy Mariko Lucas Missly
215 Kingston Ct
Birmingham, AL 35211

Property Address 2782 Stevens Creek Rd
Hoover, AL 35244

Date of Sale 02/21/2024

Total Purchase Price \$ 267,500.00

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other _____

☒ 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 2/21/24

Print Brenda Adair

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/06/2024 10:02:26 AM
 \$33.50 PAYGE
 20240306000060660

Allen S. Bayl

Form RT-1

