

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200

Birmingham, AL 35209

Send tax notice to:
Adair Properties, L.L.C.
16700 Hwy 280 Suite A234
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$500,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Virginia Louise McCormick Williams, Personal Representative of The Estate of Donald W. McCormick, deceased, Jefferson County, Alabama Probate Case No. 22BHM00460

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Adair Properties, L.L.C., an Alabama Limited Liability Company

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Northeast Quarter and the North half of the Southeast Quarter, Section 36, Township 18 South, Range 2 East, known as the Lige Bell Place, recorded in Deed Book 150, Page 234, in the Office of the Judge of Probate of Shelby County, Alabama.

Included in to the above legal description are Parcel 3, Parcel 4 and Parcel 5 of Lige Bell Subdivision, as recorded in Map Book 11, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama;

Less and Except any part of Parcels 1 and 2 of Lige Bell Subdivision, as recorded in Map Book 11, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

\$425,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO 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 other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
2nd day of May, 2024


The Estate of Donald W. McCormick, deceased

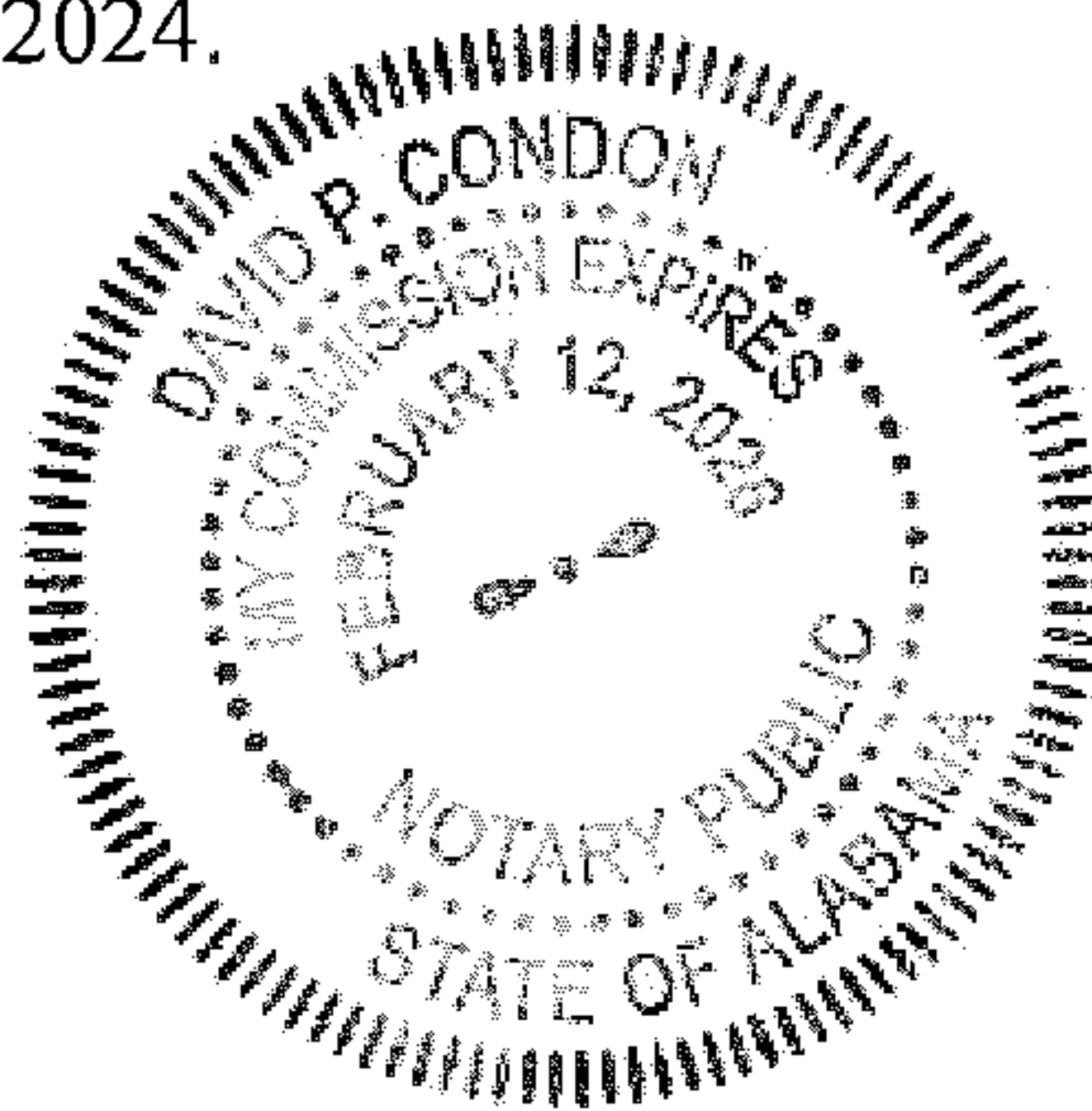
By: Virginia Louise McCormick Williams, Personal Representative
Virginia Louise McCormick Williams, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Virginia Louise McCormick Williams, as Personal Representative of The Estate of Donald W. McCormick, deceased, whose name 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, she, in her capacity as Personal Representative of said Estate, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2024.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Representative of The Estate of Donald W. McCormick, deceased

3012 Brookwood Rd.
Birmingham, Al. 35223

Mailing Address

Grantee's Name
Mailing Address

Adair Properties, L.L.C.
16700 Hwy 280 Ste A234
Chelsea, Alabama 35043

Date of Sale
Total Purchase Price

May 2, 2024
\$500,000.00

Property Address
Fleming Road
Vincent, AL 35178

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
5/2/24

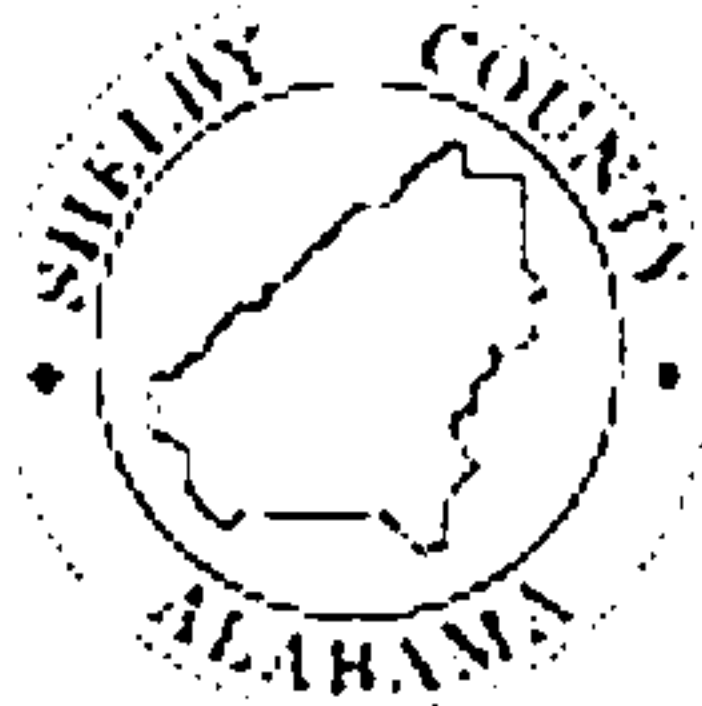
Print
David Conley

Unattested

(verified by)

Sign
[Signature]

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2024 12:48:47 PM
\$528.00 PAYGE
20240507000133810

Form RT-1

Alex S. Bayl