

This instrument was prepared by:  
**David P. Condon, P.C.**  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
**Christian Reyes**  
2029 Preston Lane  
Chelsea, AL 35043

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$280,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

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

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

**Christian Reyes and Andrew Wilks Odum**

(hereinafter referred to as “Grantee”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 6-109, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.**

\$274,928.00 of the proceeds come from a mortgage recorded simultaneously herewith.  
\$10,000.00 of the proceeds come from a second 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 Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this  
24th day of June, 2024

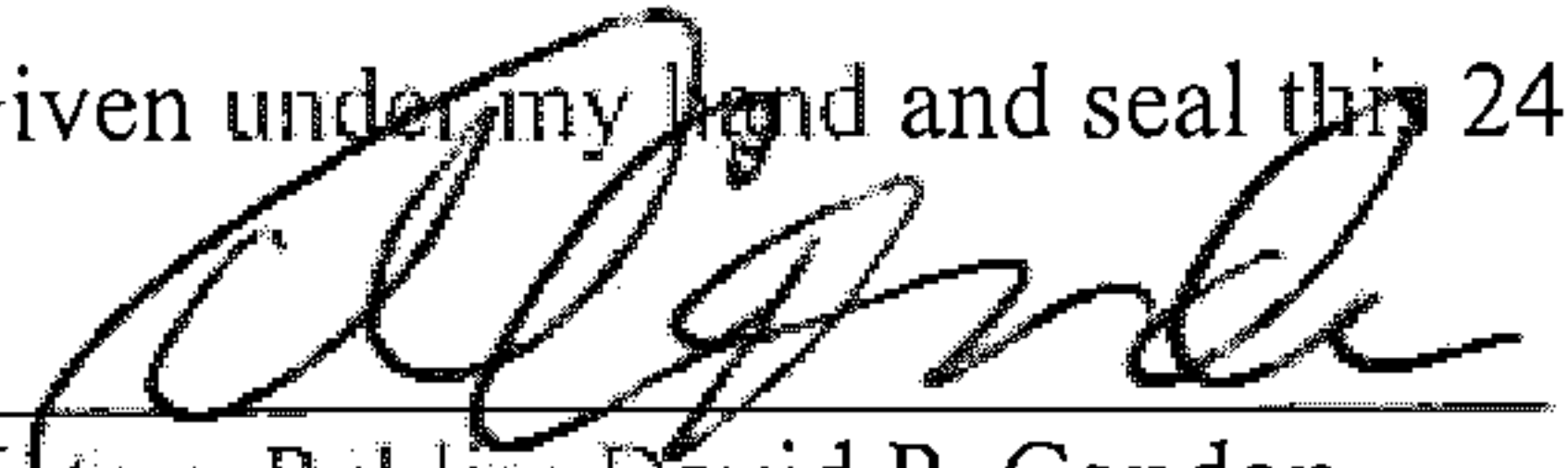
**Adair Properties, L.L.C., an Alabama Limited Liability Company**

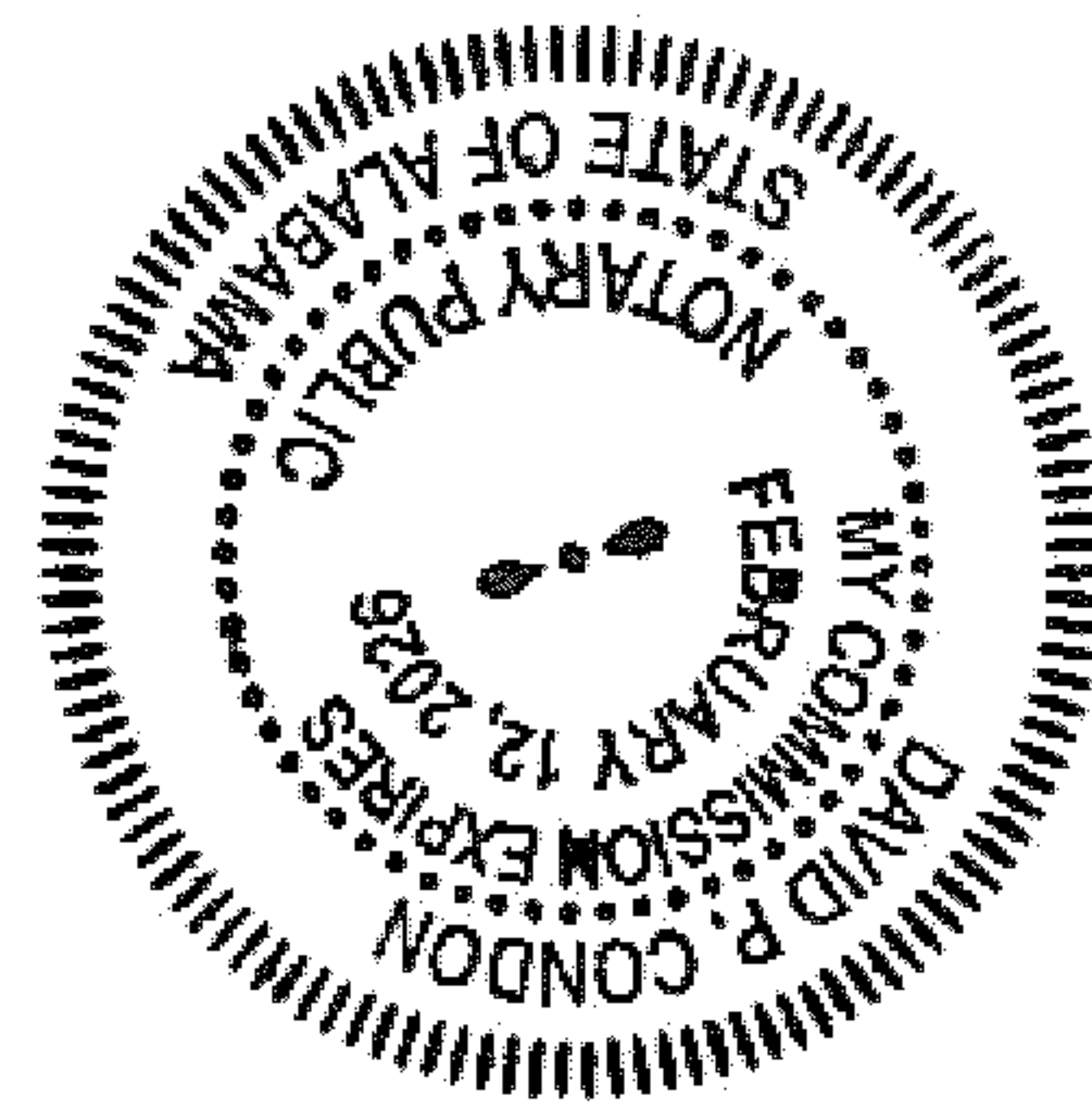
By:   
**Brad Adair, Sole Member**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David P. Condon , a Notary Public, in and for said County in said State, hereby certify that Brad Adair, whose name as Sole Member of Adair Properties, L.L.C., an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 24th day of June, 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 Adair Properties, L.L.C.  
Mailing Address 16700 U.S. 280  
Suite A 234  
Chelsea, AL 35043

Grantee's Name Christian Reyes and Andrew Wilks  
Odum  
Mailing Address 1064 Crawford Ct  
Chelsea, AL 35043

Property Address 2029 Preston Lane  
Chelsea, AL 35043

Date of Sale June 24, 2024  
Total Purchase Price \$280,000.00  
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  
☒ 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 6/24/24 Print David Carter  
Unattested Sign [Signature]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/26/2024 08:22:06 AM  
\$29.00 BRITTANI  
20240626000190820

Form RT-1

Alvin S. Boyd