

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Christine A. Burns and
Daniel S. Mosley
120 Longfeather Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michelle Lynn Scarbrough, a married woman, Mark J. Bair, a(n) ___married man, and Michael S. Bair, a(n) ___married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Christine A. Burns and Daniel S. Mosley** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 28 according to the Survey of Apache Ridge, Sector 6, as recorded in
Map Book 17, Page 145, Shelby County, Alabama Records.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

James G. Bair, the life tenant in that certain deed recorded in Instrument No. 20231013000303920, in the probate office of Shelby County, Alabama died on or about January 23, 2024.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this, the 21st day of August, 2024.

X Michelle Lynn Scarbrough
Michelle Lynn Scarbrough

X Mark J. Bair by Michelle Lynn Scarbrough His Attorney-in-Fact
Mark J. Bair by Michelle Lynn Scarbrough, his Attorney-in-Fact

X Michael S Bair
Michael S. Bair

STATE OF Alabama
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michelle Lynn Scarbrough, Mark J. Bair by Michelle Lynn Scarbrough, his Attorney-in-Fact, and Michael S. Bair**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this, the 21st day of August, 2024.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

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

File#: E-6837

Grantor's Name Michelle Lynn Scarbrough, Mark J. Bair, and Michael S. BairMailing Address 120 Longfeather Lane
Alabaster, AL 35007Property Address 120 Longfeather Lane
Alabaster, AL 35007Grantee's Name Christine Ardell Burns and Daniel Steven MosleyMailing Address 120 Longfeather Lane
Alabaster, AL 35007Date of Sale August 21, 2024Total Purchase Price \$285,000.00

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 August 21, 2024

Print: Justin Smitherman

☐ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2024 12:19:49 PM
\$34.50 JOANN
20240821000261550

Sign

(Grantor/Grantee/ Owner/Agent) circle one

A handwritten signature in cursive script, appearing to read "Allen S. Byrd".

Form RT-1