

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

Send Tax Notice To:  
Hunter Home Builders, LLC  
3041 Spencer Way  
Hoover, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED and 00/100 Dollars (\$113,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, MICKEY J. HARDY, SR., a single individual, and MICKEY J. HARDY, JR., a single individual, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto HUNTER HOME BUILDERS, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

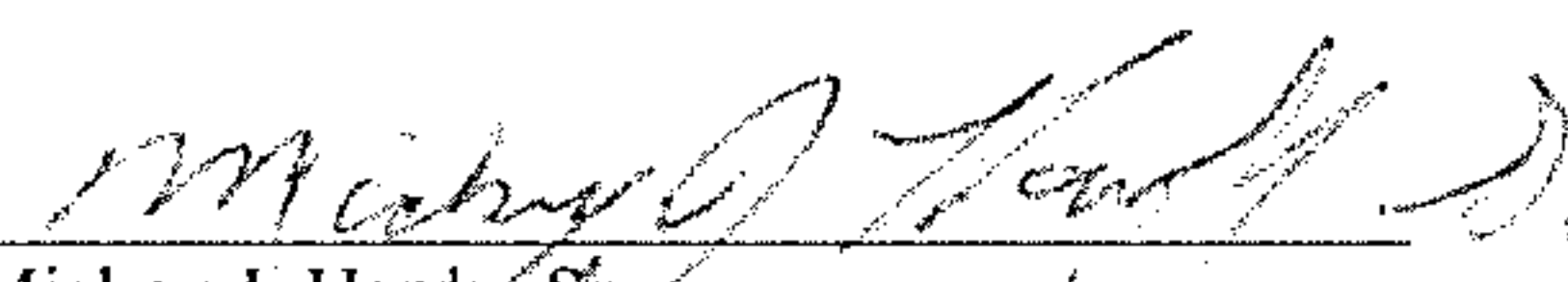
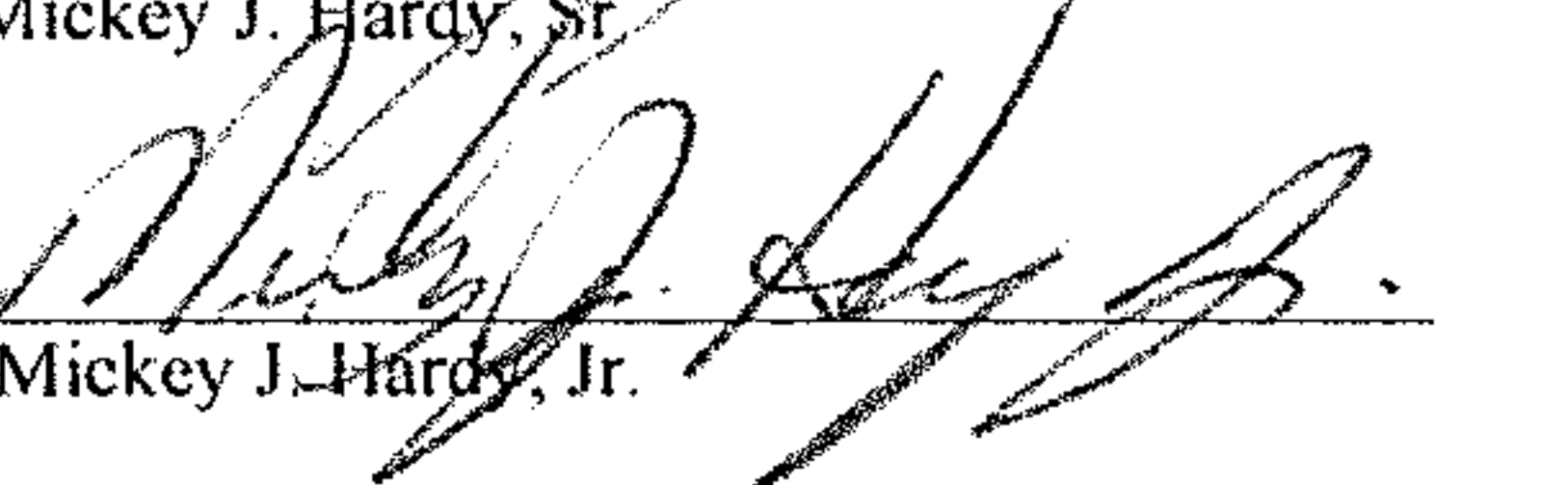
**Lot 25, according to the Survey of Clayton's Addition to Oak Mountain Business Park, Lots 24 and 25, as recorded in Map Book 36, Page 66, in the Probate Office of Shelby County, Alabama.**

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 setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

Frances Hardy, one of the Grantees in that deed recorded at Inst # 20170620000218030 in the Probate Office of Shelby County, Alabama, having died on or about April 25, 2022.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

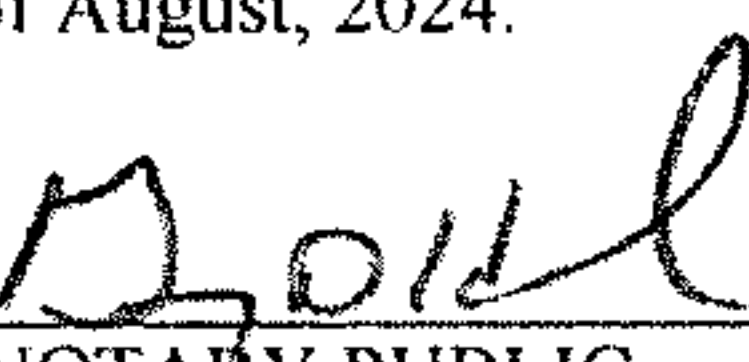
IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 22nd day of August, 2024.

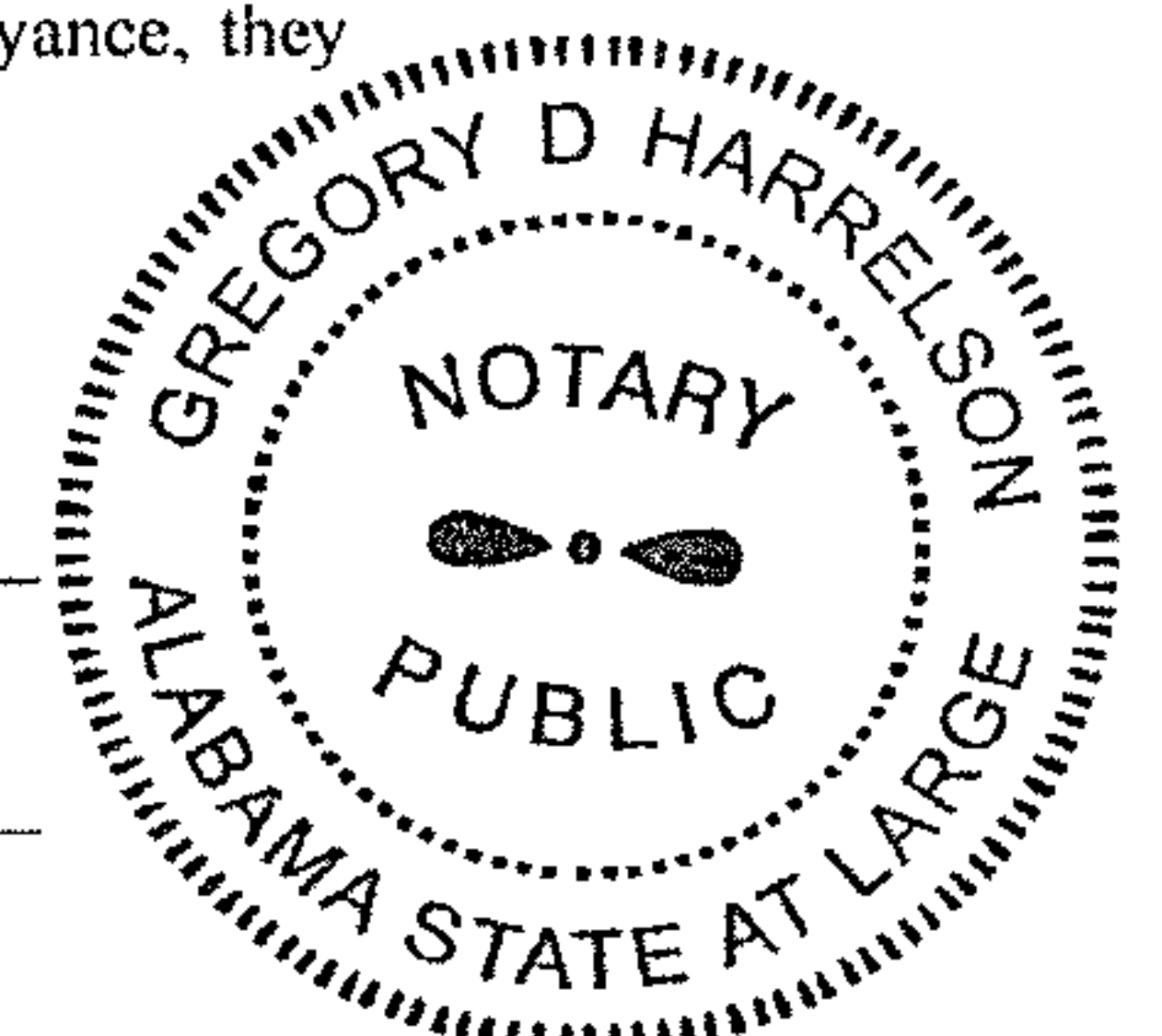
  
Mickey J. Hardy, Sr.  
  
Mickey J. Hardy, Jr.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

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

Given under my hand and official seal, this 22nd day of August, 2024.

  
NOTARY PUBLIC  
My Commission Expires 8/21/27





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/06/2024 10:19:26 AM  
 \$138.50 PAYGE  
 20240906000277740

### Real Estate Sales Validation Form

*Allen S. Byrd*

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

Grantor's Name Mickey J. Hardy, Jr  
 Mailing Address Mickey J. Hardy, Sr  
 PO Box 801  
 Pelham, AL 35124

Grantee's Name Hunter Home Builders LLC  
 Mailing Address 3041 Spencer Way  
 Hoover, AL 35226

Property Address 191 Applegate Trace  
 Pelham, AL 35124

Date of Sale 08/22/2024

Total Purchase Price \$ 113,500.00

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 8/22/24

Print Mickey J Hardy Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1