

THIS INSTRUMENT PREPARED BY:  
Michael Reagan Reeves  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Missing Link Investments**  
**8750 Old Hwy 280**  
**Chelsea, AL 35043**

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND 00/100 (\$10.00 ) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael F. Donahoo, and Vanessa G. Donahoo, Husband and Wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEE, **Missing Link Investments, an Alabama general partnership** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**See Attached Exhibit "A"**

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

**THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS SINSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THE PROPERTY OR REVIEWED THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.**

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, its successors and assigns forever.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantors are 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 herein above 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 Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 13<sup>th</sup> day of December, 2024.

Michael F. Donahoo  
Michael F. Donahoo

Vanessa G. Donahoo  
Vanessa G. Donahoo

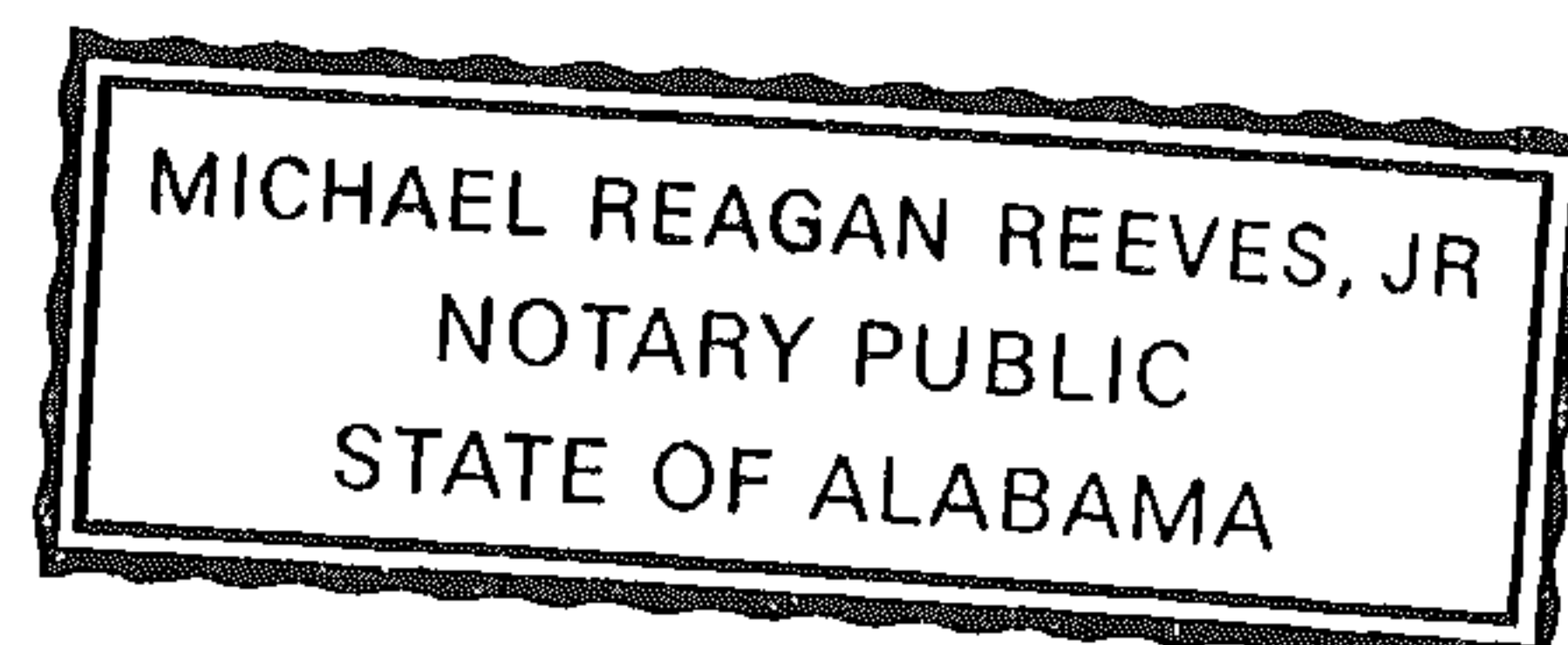
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael F Donahoo and Vanessa G. Donahoo whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of December, 2024.

[Signature]  
Notary Public

My Commission Expires: November 7, 2024



**Exhibit "A"**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND RUN N 89°08'41" E ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 617.31' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE AND RUN N 89°08'41" E FOR A DISTANCE OF 50.02' TO A FOUND 1" OPEN TOP PIPE; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN S 00°35'19" W FOR A DISTANCE OF 1262.97' TO A FOUND IRON IN ROCKPILE; THENCE RUN S 88°59'54" W FOR A DISTANCE OF 50.02' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 00°35'18" E FOR A DISTANCE OF 1263.10" TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.45 ACRES MORE OR LESS.

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

Grantor's Name	<u>Michael F. Donahoo and Vanessa G. Donahoo</u>	Grantee's Name	<u>Missing Link Investments, an Alabama General partnership</u>
Mailing Address	<u>50 Crystal Lake Dr. Sterrett, AL 35147</u>	Mailing Address	<u>8750 Old Hwy 280 Chelsea, AL 35043</u>
Property Address	<u>284 Bear Creek Bend Rd Sterrett, AL 35147</u>	Date of Sale	<u>December 13, 2024</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u>\$16,210.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Total Appraised Value</u>
<input type="checkbox"/> 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 December 13, 2024

Print Michael Reagan Reeves

☐ 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**  
**12/13/2024 11:29:49 AM**  
**\$47.50 PAYGE**  
**20241213000382910**

**Form RT-1**

*Allen S. Bevil*