



20250724000225270 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
07/24/2025 12:45:17 PM FILED/CERT

This Instrument was prepared WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY BY:

Yawanna McDonald
Campbell Partners, LLC
505 20th Street North, Suite 1600
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Stephen Mishalanie
2303 McNair St NW
Decatur, AL 35603

STATE OF ALABAMA §
 § SS.
SHELBY COUNTY §

ESTATE DISTRIBUTIVE DEED

KNOW ALL MEN BY THESE PRESENTS, That Stephen Mishalanie and Kenneth Mishalanie, having been duly appointed as the Co-Personal Representatives of the Estate of Genevie H. Mishalanie, Case No. PR-2023-000709, deceased, (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN (\$10.00) dollars and other good and valuable consideration, in hand paid to the Grantor, the receipt whereof is hereby acknowledged, the undersigned hereby release, grant, bargain, sell, and convey to Stephen Mishalanie, Janet Comer, and Jason Mishalanie, (the "Grantees") all right, title, and interest, in and to certain real property, situated in Shelby County, Alabama more particularly described as follows:

Parcel Number: 11 7 25 0 004 004.000

Lot 12, according to the Survey of Third Addition, Riverchase West, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Property Address: 2116 Partridge Berry Road, Birmingham AL 35244

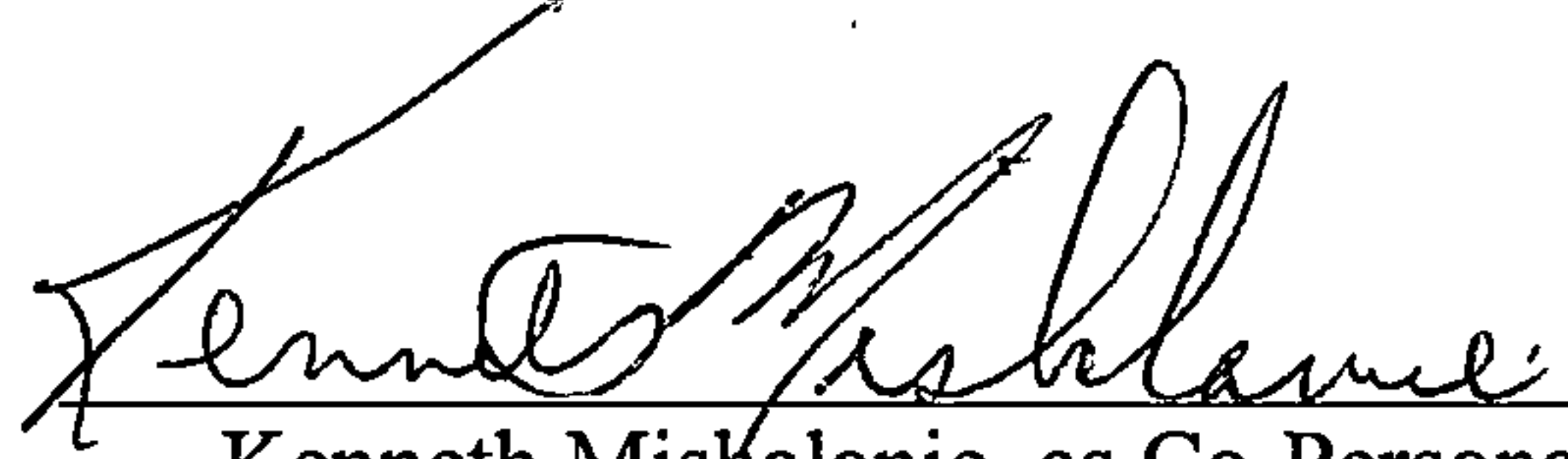
This property does not constitute the homestead of the Grantors.

TO HAVE AND TO HOLD said premises, together with the appurtenances thereunto unto the said Grantees, their heirs and assigns, FOREVER.



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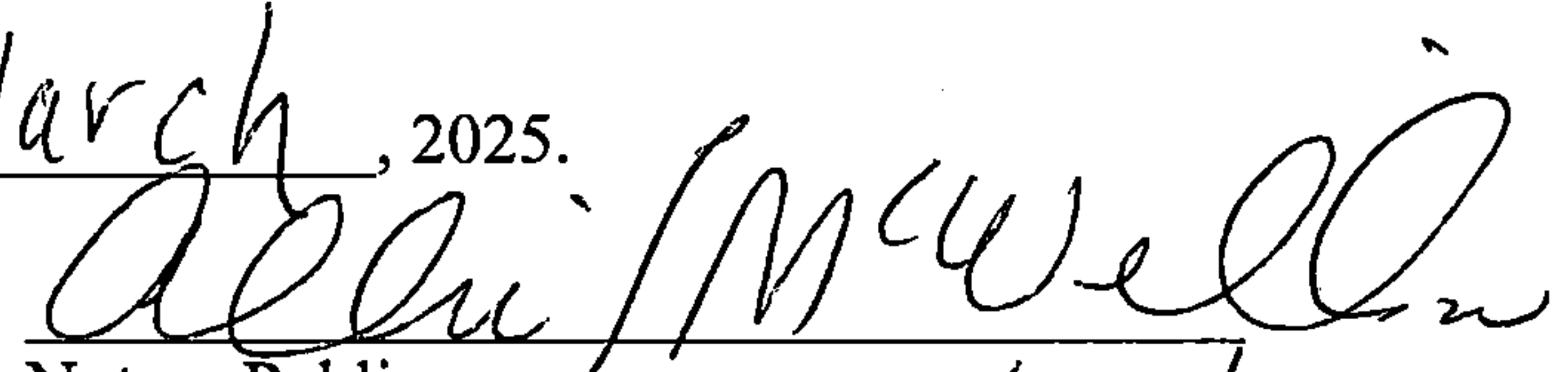
IN WITNESS WHEREOF, the said Grantors have caused this Instrument to be executed on this the 20 day of March, 2025.

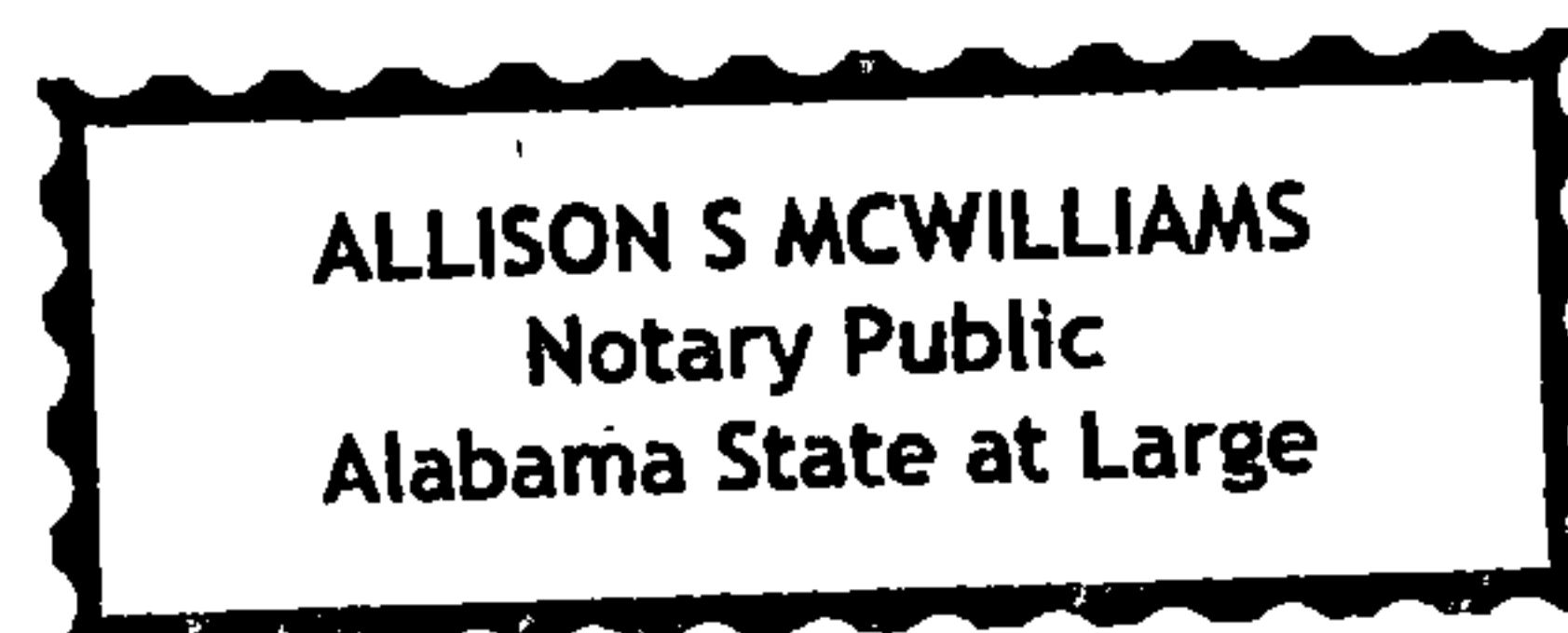

Kenneth Mishalanie, as Co-Personal
Representative of the Estate of Genevie H.
Mishalanie

STATE OF ALABAMA)
Jeffery)
COUNTY)

I, the undersigned authority, a notary public in and for the State of Alabama, hereby certify that Kenneth Mishalanie, as Co-Personal Representative of the Estate of Genevie H. Mishalanie, whose name 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, that he as the fiduciary agent of the Estate and with full authority, executed the same voluntary on behalf of the Estate on the day the same bears date.

Given under my hand on this the 20 day of March, 2025.


Notary Public
My Commission Expires: 1/8/29



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IN WITNESS WHEREOF, the said Grantors have caused this Instrument to be executed on this
the 30 day of April, 2025.

Stephen Mishalanie
Stephen Mishalanie, as Co-Personal
Representative of the Estate of Genevieve H.
Mishalanie

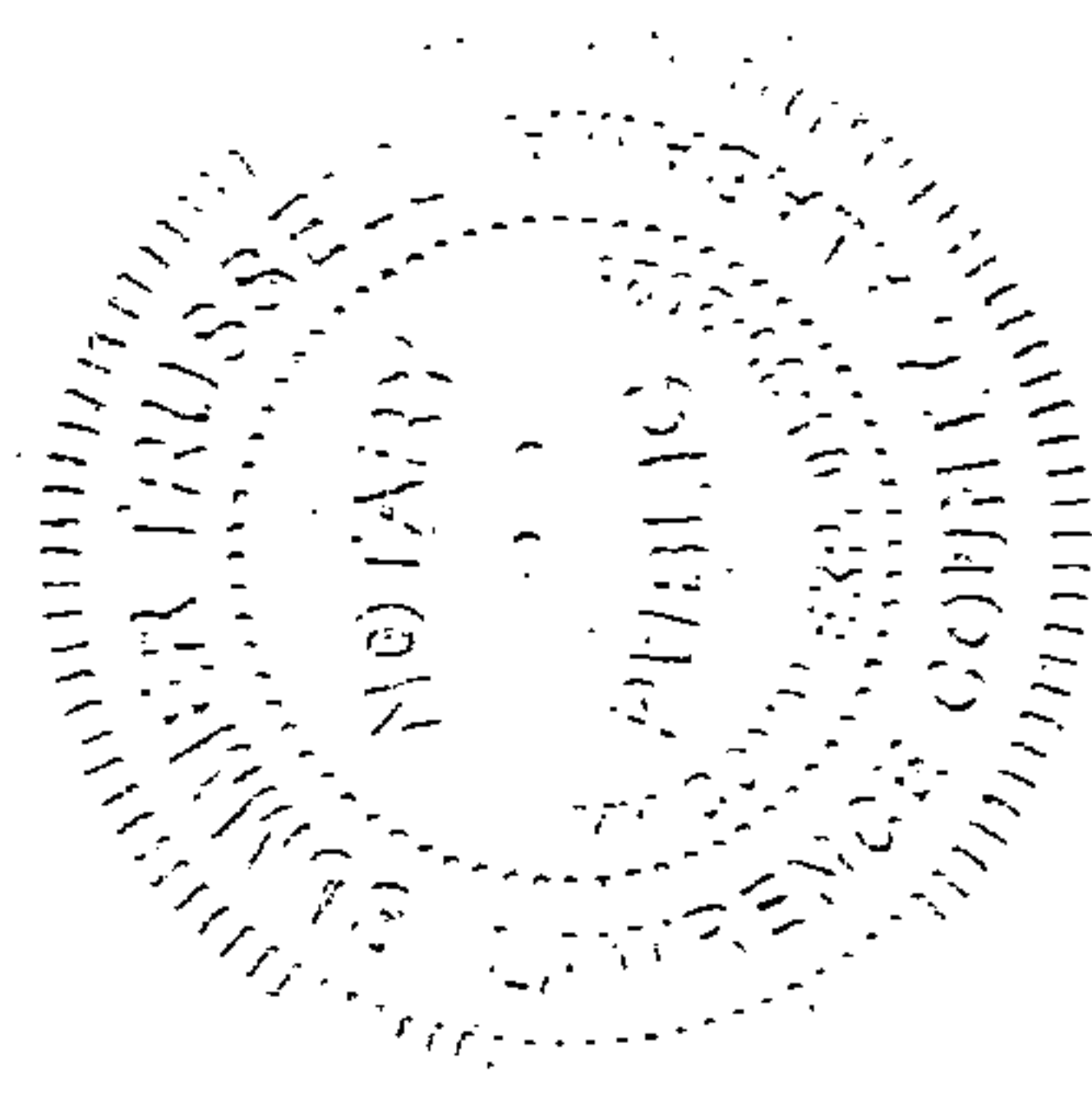
STATE OF ALABAMA)
)
Lawrence COUNTY)

I, the undersigned authority, a notary public in and for the State of Alabama, hereby certify
that Stephen Mishalanie, as Co-Personal Representative of the Estate of Genevieve H. Mishalanie,
whose name 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, that he as the fiduciary agent
of the Estate and with full authority, executed the same voluntary on behalf of the Estate on the
day the same bears date.

Given under my hand on this the 30th day of April, 2025.

Summer Trussell
Notary Public
My Commission Expires: 04-30-2028

SUMMER TRUSSELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
LAWRENCE COUNTY
My Commission Expires 04-30-2028



Real Estate Sales Validation Form

20250724000225270 4/4 \$34.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Genevieve Miskalane
Mailing Address _____

Grantee's Name Stephen Miskalane
Mailing Address 2303 McNair St NW
Decatur AL 35603

Property Address 2116 Partridge Berry Rd
Bham 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 379,600

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 7/24/25

Unattested

(verified by)

Print [Signature]

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1