



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 20<sup>th</sup> 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.

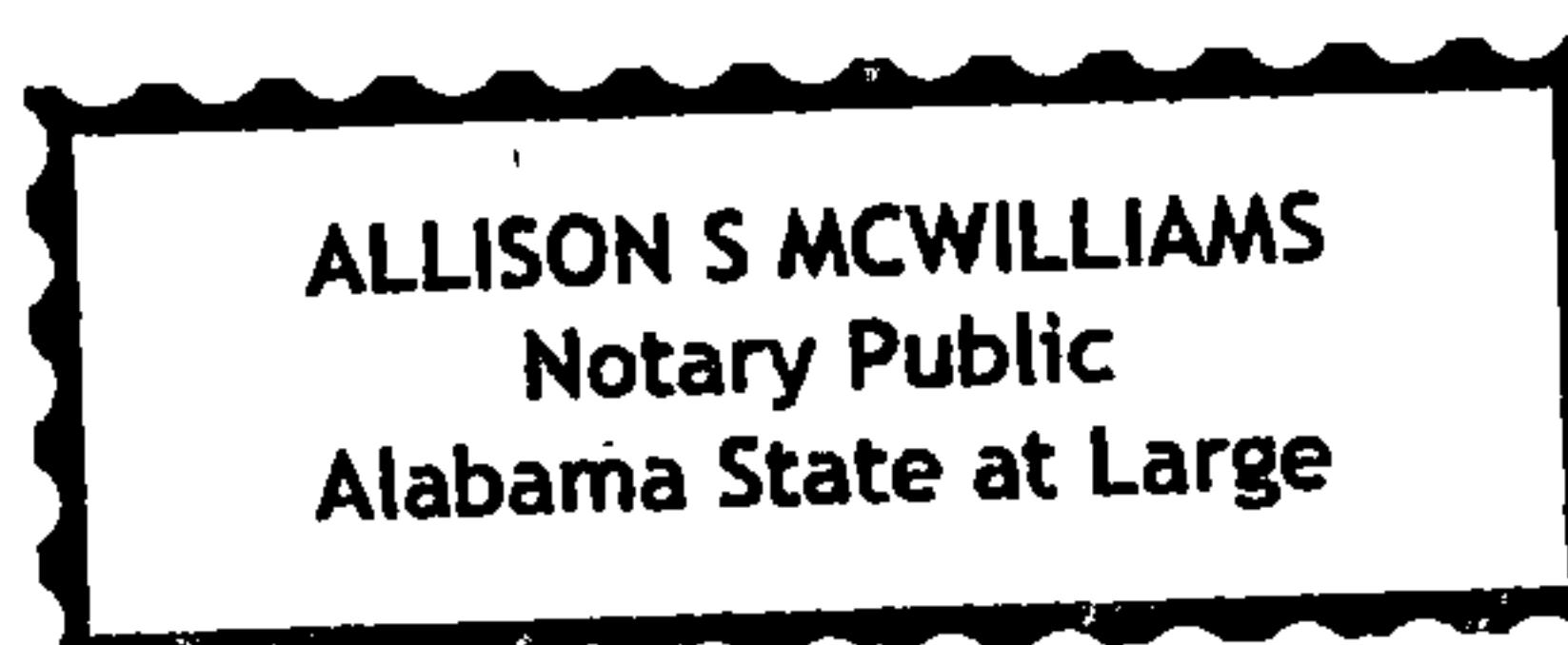
*Kenneth Mishalanie*  
Kenneth Mishalanie, as Co-Personal  
Representative of the Estate of Genevie H.  
Mishalanie

STATE OF ALABAMA )  
Jefferson 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.

*Allison S. McWilliams*  
Notary Public  
My Commission Expires: 1/8/29



20250724000225270 3/4 \$34.00  
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IN WITNESS WHEREQF, 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 Genevie H.  
Mishalanie

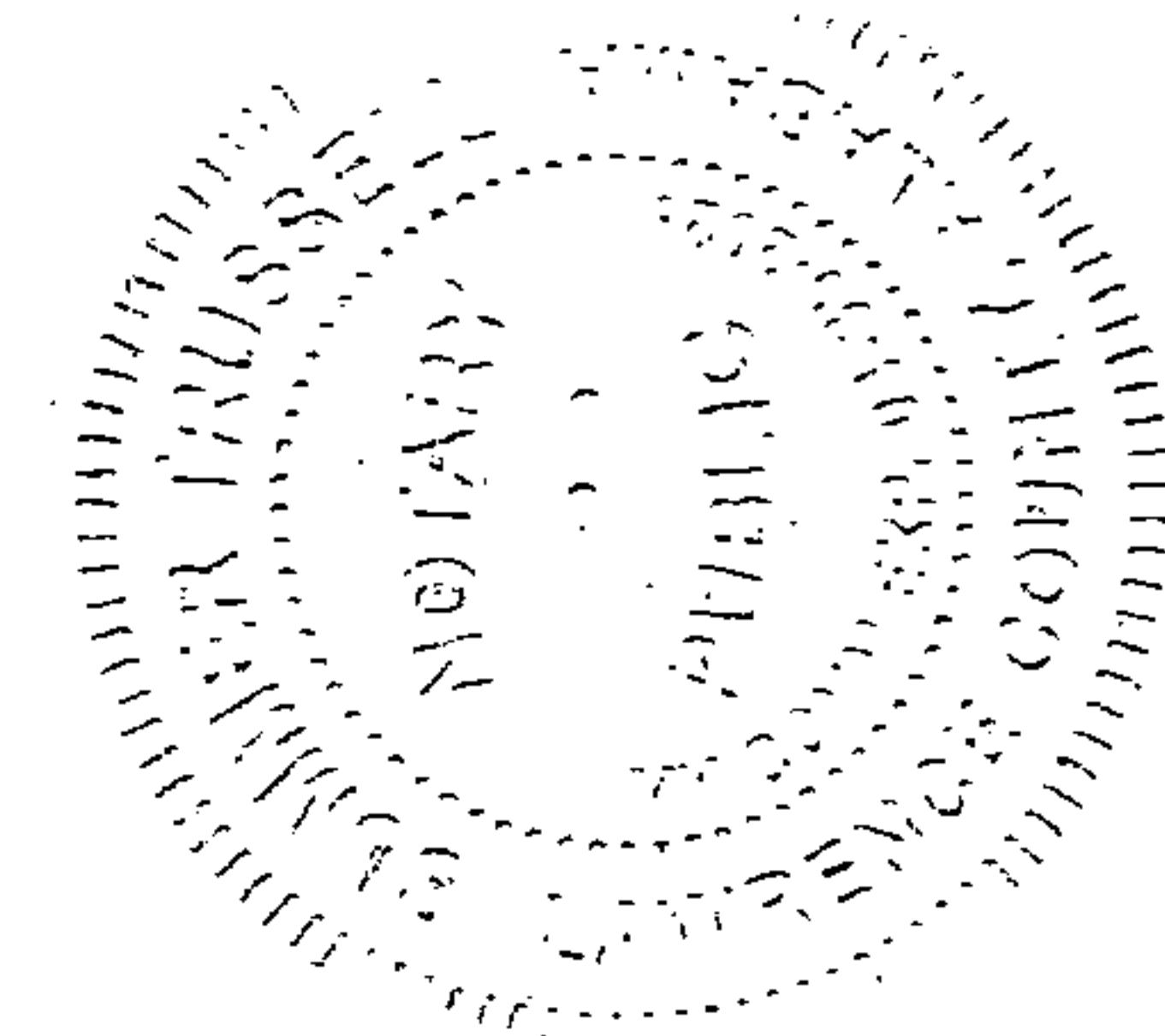
STATE OF ALABAMA )  
 )  
Lawrence COUNTY )

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 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 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

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

Grantor's Name  
Mailing Address

Estate of Genevieve Mishakane

Grantee's Name  
Mailing Address

Stephen Mishakane  
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  
 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 1/24/25

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1