

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:
Diana Comer
Aaron Comer
2116 Partridge Berry Rd
Birmingham, AL 35244**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Jason Mishalanie, a married man, by Stephen Mishalainie as Attorney in Fact

and

Stephen Mishalanie, a married man

and

Janet Comer, a married woman

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Diana Comer and Aaron Comer

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

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.

Said property is not the homestead of the Grantors, nor the Grantors' spouses.

\$340,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor have set their hands and seals this 5th day of December, 2025.

Jason Mishalanie by Stephen Mishalanie
Jason Mishalanie by Stephen Mishalanie as Attorney in Fact

Stephen Mishalanie
Stephen Mishalanie

Janet Comer
Janet Comer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Stephen Mishalanie**, as **Attorney in Fact** for **Jason Mishalanie**, whose name is 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, **Stephen Mishalanie** executed the same voluntarily, and acting within the scope and power of said power of attorney, in his/her capacity as Attorney in Fact for **Jason Mishalanie** on the day the same bears date.

Given under my hand and seal this December 5, 2025.

My Commission Expires:

Luke Henderson
Notary Public



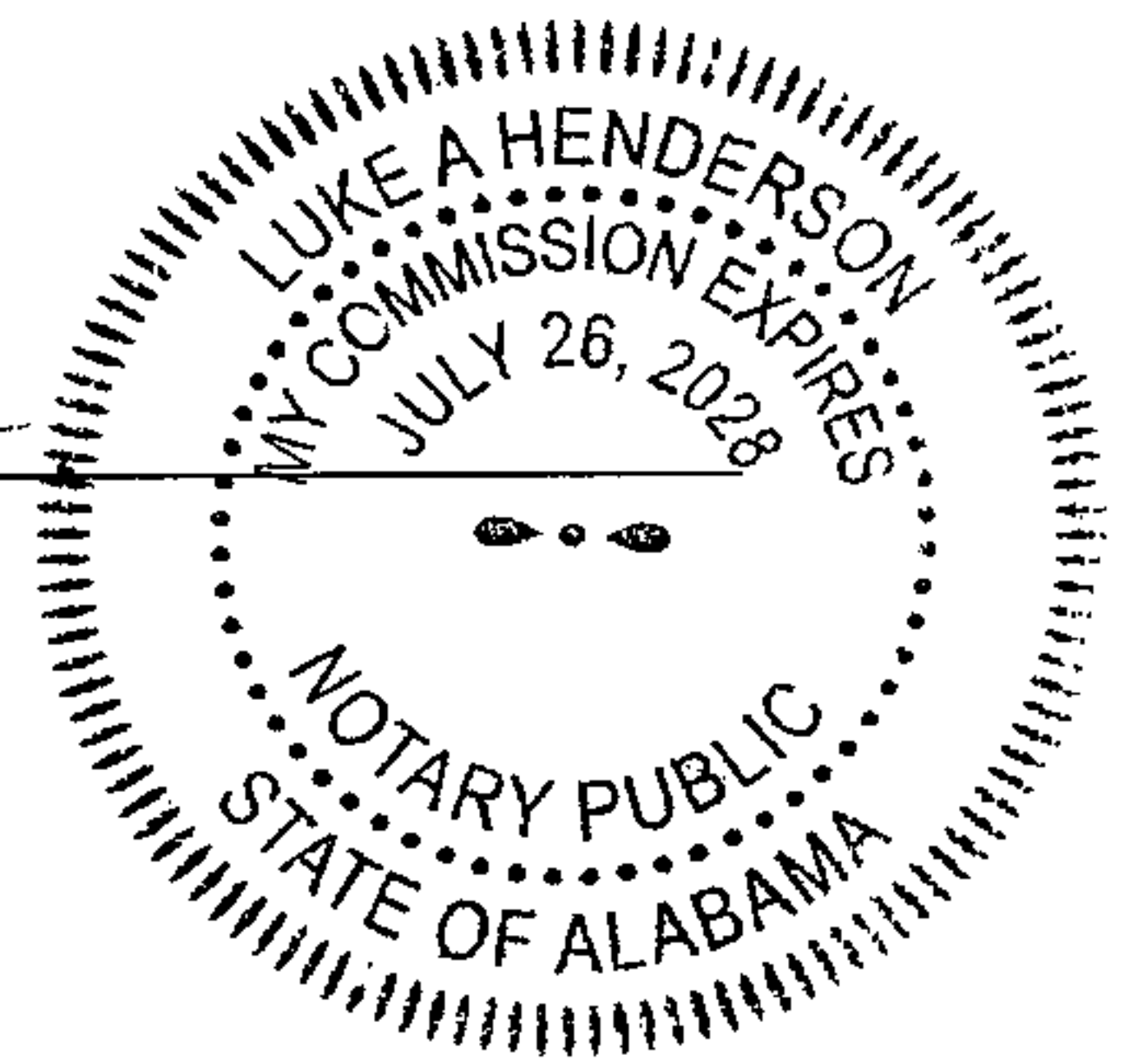
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Stephen Mishalanie, and Janet Comer** 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 seal this December 5, 2025.

My Commission Expires:

Luke Henderson
Notary Public



Grantor's Address: 4316 Country Brook Dr.
Dallas, TX 75287

Property Address: 2116 Partridge Berry Rd
Birmingham, AL 35244

Parcel ID Number: 11 7 25 0 004 004.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 08:38:43 AM
\$139.00 JOANN
20251208000373460

Allie S. Bayl