

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Daniel Allen Blair and Kimberly Blair  
4220 Highway 11  
Pelham AL 35124

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

State of Alabama  
County of Shelby

That in consideration of the sum of FIVE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$539,000.00) and other good and valuable consideration to the undersigned grantor, Barpala, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Daniel Allen Blair and Kimberly Blair, a married couple (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence N 89 deg. 43 min. 34 sec. E and run 472.48 feet; then N 26 deg. 03 min. 20 sec. E and run 161.71 feet to the POINT OF BEGINNING; thence continue along last described course 210.0 feet; thence N 61 deg. 40 min. W and run 208.71 feet; thence S 26 deg. 03 min. 20 sec. W and run 210.0 feet; thence S 61 deg. 40 min. E and run 208.71 feet to the POINT OF BEGINNING.**

**Also an easement for ingress, egress and utilities being described as follows:**

**Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence northerly along west line of said ¼ ¼ section run 538.7 feet to the SE ROW of County Road 11; thence N 51 deg. 25 min. 14 sec. E and run 141.89 feet along said SE ROW to the POINT OF BEGINNING (said point being on centerline of said 20' easement); thence along said centerline run S 34 deg. 39 min. 13 sec. E for 46.7 feet; thence S 48 deg. 20 min. 29 sec. E and run along centerline 209.94 feet; thence S 50 deg. 50 min. 40 sec. E and run along centerline 123.89 feet; thence S 38 deg. 23 min. 29 sec. E and run 61.91 feet to the end of said easement. Said point being on the NW line of above described property.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$431,200.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

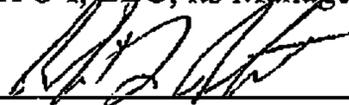
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid;

that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Barpala, LLC by its Manager, who is authorized to execute this conveyance, has hereto set signature and seal on the date stated in the notary acknowledgement, the same to be effective as of the 12th day of March, 2026

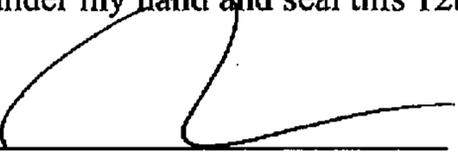
Barpala, LLC, an Alabama Limited Liability Company  
By: RTO I, LLC, its Manager

By:   
Robert F. Ashurst, Manager

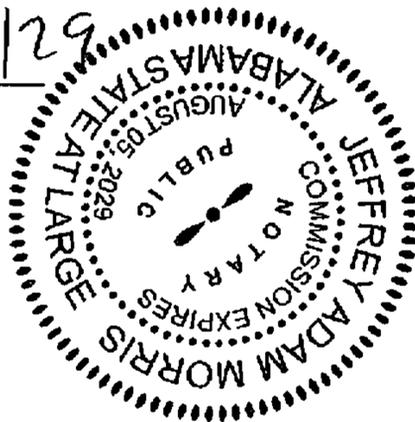
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Robert F. Ashurst, whose name as Manager of RTO I, LLC, the Manager of Barpala, LLC, an Alabama Limited Liability Company, 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, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 12th day of March, 2026.



Notary Public  
My Commission Expires: 8/5/29



**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>Barpala, LLC</u>	Grantee's Name	<u>Daniel Allen Blair and Kimberly Blair</u>
Mailing Address	<u>790 Montclair Road, Ste 215</u> <u>Birmingham, AL 35213</u>	Mailing Address	<u>4220 Highway 11</u> <u>Pelham AL 35124</u>
Property Address	<u>4220 Hwy 11</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>March 12, 2026</u>
		Total Purchase Price	<u>\$539,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 3/12/26 Print Jeff Morris

<input type="checkbox"/> Unattested	<input type="checkbox"/> _____ (verified by)	Sign <u>[Signature]</u> (Grantor/Grantee/ Owner/Agent) circle one
-------------------------------------	---	--



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2026 03:03:25 PM  
\$136.00 KELSEY  
20260312000073030

Form RT-1

*Allen S. Bayl*