

THIS INSTRUMENT PREPARED BY:

Gregory K. Mixon, Esq.  
Mixon Firm, LLC  
2 Perimeter Park S #550E  
Birmingham, AL 35243

Send tax notices to:

Beth S. Drennen  
4833 Bridgewater Road  
Birmingham, AL 35243

STATE OF ALABAMA )  
SHELBY COUNTY )

**QUITCLAIM DEED**

This QUITCLAIM DEED is made this 26<sup>th</sup> day of February, 2020, by Donald Ward Drennen III, a married individual ("Grantor") in favor of Beth S. Drennen, an individual ("Grantee").

WHEREAS, pursuant to that certain Joint Survivorship Deed recorded as Instrument #2001-15876 in the office of the Judge of Probate of Shelby County, Alabama, Grantor and Grantee obtained ownership of the Property (defined below) as joint tenants with right of survivorship; and

WHEREAS, Grantor now desires to convey to Grantee all of Grantor's right, title and interest in and to the Property, such that Grantee will become the sole owner of the Property, as more particularly set forth herein

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by Grantee, the receipt of which is acknowledged, Grantor does hereby remise, release, quitclaim and convey unto Grantee, and her heirs and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** the Property unto Grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.


The Property herein conveyed is part of the homestead of Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Donald Ward Drennen, III	Beth Drennen
4833 Bridgewater Road	4833 Bridgewater Road
Birmingham, AL 35243	Birmingham, AL 35243
Property Address:	4833 Bridgewater Road, Birmingham, AL 35243
Date of Sale:	February , 2020
Assessor's Market Value:	\$550,000.00

*[Signature(s) on following page(s)]*

Shelby County, AL 02/28/2020  
State of Alabama  
Deed Tax: \$275.00

  
20200228000079330 1/3 \$303.00  
Shelby Cnty Judge of Probate, AL  
02/28/2020 11:36:07 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

**GRANTOR:**

  
DONALD WARD DRENNEN, III

STATE OF ALABAMA )  
COUNTY OF Jefferson )

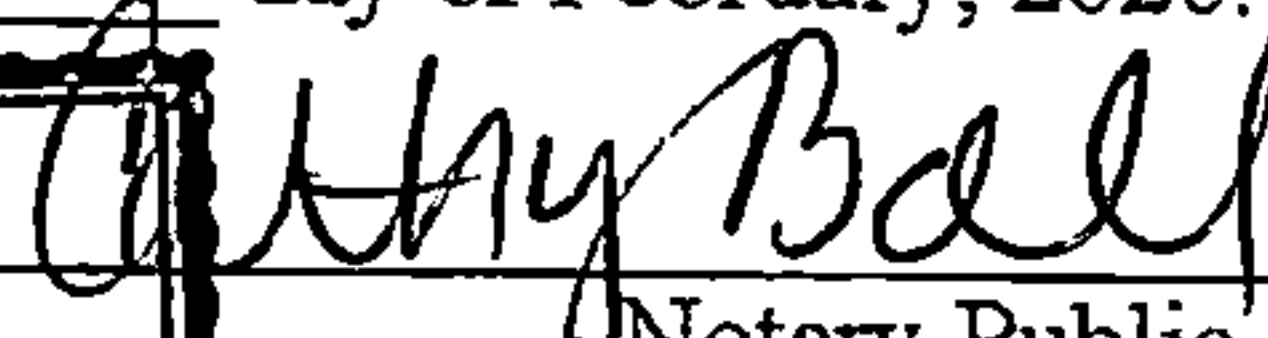
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Donald Ward Drennen, III, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2020.

AFFIX SEAL

My commission expires: \_\_\_\_\_



  
Notary Public



20200228000079330 2/3 \$303.00  
Shelby Cnty Judge of Probate, AL  
02/28/2020 11:36:07 AM FILED/CERT



THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS: Inst # 2001-15876  
Donald Ward Drennen, III  
4833 Bridgewater Lane  
Birmingham, Alabama 35243

04/24/2001-15876  
09:24 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 NB 159.00

COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety-Nine Thousand and 00/100 (\$299,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Edith S. Hanners and Joseph M. Hanners and William M. Hanners, single individual (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Donald Ward Drennen, III and Beth Drennen, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 6-B, according to the Map of a Resubdivision of Lot 6, Amended Map of Fourth Sector, Altadena Bend, as record in Map Book 17, Page 94, in the Probate Office of Shelby County, Alabama.


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

\$152,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEES, as joint tenants, with right of survivorship, 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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 hereinabove 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 19th day of April, 2001.

  
20200228000079330 3/3 \$303.00  
Shelby Cnty Judge of Probate, AL  
02/28/2020 11:36:07 AM FILED/CERT

*Edith S. Hanners*  
by *Joseph M. Hanners*  
*her attorney in fact*  
Edith S. Hanners  
by her attorney in fact  
Joseph M. Hanners

*Joseph M. Hanners*  
Joseph M. Hanners

*William M. Hanners*  
William M. Hanners

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph M. Hanners and William M. Hanners, single individuals, 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 THIS 18th DAY OF APRIL, 2001.

My commission expires:

3/30/03

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph M. Hanners, whose name as Attorney in Fact for Edith S. Hanners, a single individual, 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, she, in her capacity as Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 18TH DAY OF APRIL, 2001.

My commission expires:

3/30/03

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003