

20211028000522060  
10/28/2021 10:30:50 AM  
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051  
File No.: MV-21-27741

Send Tax Notice To: Jeff Pennell  
Michele Pennell  
150 Wayne Chance Pkwy.  
Montevallo, AL 36115

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Shawn Thomas Curtis and wife Linda Curtis**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeff Pennell and Michele Pennell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$362,586.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of October, 2021.

Shawn Thomas Curtis Linda Curtis  
Shawn Thomas Curtis Linda Curtis

State of Alabama

County of Shelby

I, Marilee Taft Henson, a Notary Public in and for the said County in said State, hereby certify that Shawn Thomas Curtis and Linda Curtis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of October, 2021.

Marilee Taft Henson  
Notary Public, State of Alabama

My Commission Expires: Feb 2, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the NW 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said 1/4-1/4 Section; thence run South along the West 1/4-1/4 line 983.96 feet to an iron pin found; thence continue last course 314.96 feet measured (314.97 feet deed) to an iron pin found; thence turn left 88 degrees 50 minutes 10 seconds measured ( 88 degrees 52 minutes 04 seconds deed) and run East 487.06 feet to the Point of Beginning, an iron pin set; thence continue East on previous course 288.00 feet to an iron pin set; thence turn left 89 degrees 28 minutes 05 seconds and run North 300.55 feet to an iron pin set; thence turn left 89 degrees 29 minutes 04 seconds and run West 288.00 feet to an iron pin set; thence turn left 90 degrees 30 minutes 57 seconds and run South 305.82 feet to the Point of Beginning, making a closing angle left of 90 degrees 31 minutes 55 seconds.

ALSO, a right of way for ingress and egress, 30 feet wide, 15 feet on each side of the following described centerline; Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama; thence run South along the West 1/4-1/4 line 983.96 feet; thence turn left 87 deg. 47 min. 42 sec. and run East 1003.93 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 15.0 feet to the point of beginning of said centerline; thence turn left 90 deg. 00 min. 00 sec. and run East 707.68 feet to a point on the West right of way of Shelby County Highway 17 and the end of said centerline.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Shawn Thomas Curtis	Grantee's Name	Jeff Pennell
Mailing Address	<u>1701 MARLBOROUGH BLVD</u> <u>FLORENCE, AL 35630</u>	Mailing Address	<u>Michele Pennell</u> <u>150 Wayne Chance Pkwy.</u> <u>Montevallo, AL 35115</u>
Property Address	<u>150 Wayne Chance Pkwy.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>October 27, 2021</u>
		Total Purchase Price	<u>\$385,000.00</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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 October 26, 2021

Print Shawn Thomas Curtis

Unattested

Sign Shawn Thomas Curtis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/28/2021 10:30:50 AM  
\$50.50 JOANN  
20211028000522060

*Allen S. Boyd*

Form RT-1

