20180223000058440 02/23/2018 03:46:45 PM DEEDS 1/3

THIS INSTRUMENT PREPARE	D BY:	GRANTEE'S ADDRESS:
Alan C. Keith		Brent Fenley
Law Offices of Jeff W. Parmer, LI	LC	Brittany Fenley
2204 Lakeshore Drive, Suite 125		758 County Road 72
Birmingham, Alabama 35209		Pelham, AL 35124
STATE OF ALABAMA)	
	·	JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETEEN THOUSAND and NO/100 (\$219,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Lee A. Pennington, a single man, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Brent Fenley and Brittany Fenley (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 1, according to the Survey of Mallard Point First Addition, as recorded in Map Book 11, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Property known as: 758 County Road 72, Pelham, AL 35124

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

215,033.00 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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.

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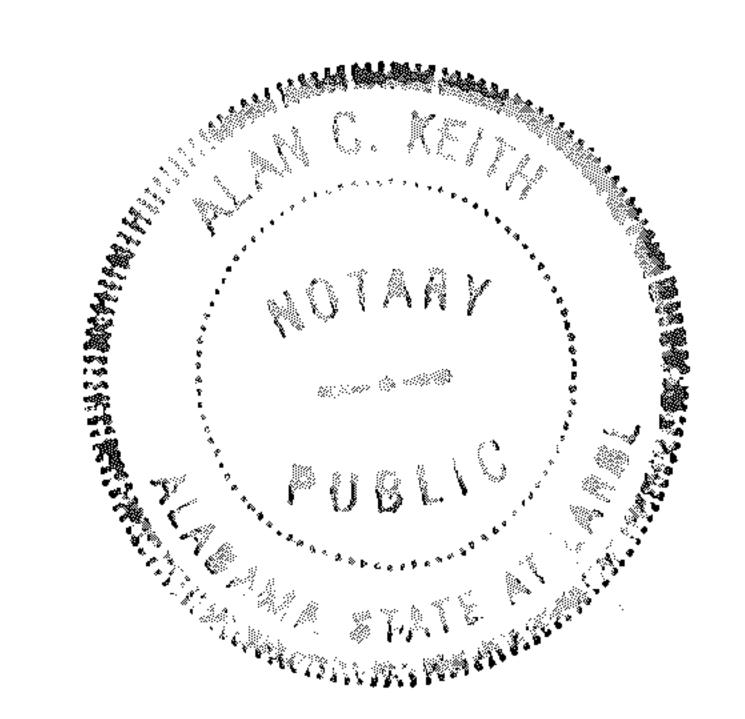
IN WITNESS WHEREOF, said	GRANTOR has hereunto set its hand and seal this the <u>20</u> day of February, 2018.
Lee A. Pennington	
STATE OF ALABAMA)
COUNTY OF JEFFERSON	
I, the undersigned, a Notary Publ	ic, in and for said County, in said State, hereby certify that Lee A. Pennington,

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Lee A. Pennington, 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, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: March 14,2020



Real Estate Sales Validation Form

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

IIIIS	Document must be med in acco	Manice Willi Code di Alabama 19	75, Section 40-22-1
Grantor's Name Mailing Address	Lee A. Pennington		Brent Fenley and Brittany Fenley
	148 Shelby Farms Drive	_ Mailing Address	
	Alabaster, AL 35007		Pelham, AL 35124
Property Address	758 County Road 72	_ Date of Sale	02/20/2018
	Pelham, AL 35124	Total Purchase Price	\$ 219,000.00
		or Actual Value	\$
		Or Aggregation Market Malue	♠
		Assessor's Market Value	Φ
•	ne) (Recordation of docum	this form can be verified in the nentary evidence is not required. Appraisal Other	•
*	document presented for receithis form is not required.	ordation contains all of the re-	quired information referenced
		Instructions	
	d mailing address - provide ir current mailing address.	the name of the person or pe	rsons conveying interest
Grantee's name an to property is being		the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
Date of Sale - the c	late on which interest to the	property was conveyed.	
	e - the total amount paid for the instrument offered for re	r the purchase of the property ecord.	, both real and personal,
conveyed by the ins		This may be evidenced by a	, both real and personal, being nappraisal conducted by a
excluding current uresponsibility of val	se valuation, of the property		
accurate. I further ι		atements claimed on this forn	ed in this document is true and n may result in the imposition
Date 2/22/18	_	Print Jeff W. Parmer	
Unattested		Sign	
	(verified by)		e/Owner/Agent) circle one
			Form RT-1

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2018 03:46:45 PM
\$25.00 JESSICA

20180223000058440

July 2000