

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

Send Tax Notice To:
Shane & Hannah Pennington
5184 S. Shades Crest Rd.
Helena AL 35022

M191321
STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED
With Right of Survivorship

}
}
KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Seventy-Five Thousand Dollars and NO/100 (\$275,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Edmond Paul Brignac, Jr. and Laura J. Brignac, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Shane Pennington and Hannah Pennington** (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:

Parcel 1: Parcel ID 12-8-28-0-000-013.001 Lot 1, according to the Survey of Carters Addition to South Shades Crest, as recorded in Map Book 19, Page 148, in the Probate Office of Shelby County, Alabama.

Parcel 2: Parcel ID 12-8-28-0-000-013.010 Tract 1: Begin at a found 1/2" rebar marking the most northerly corner of Lot 1, Carters Addition to South Shades Crest as recorded in Map Book 19, Page 148, in the Shelby County Probate Office; thence run N 55°05'59" E for 349.03' to a set 1/2" rebar; thence run S 29°44'42" W for 250.21' to a set 1/2" rebar; thence run S 55°05'59" E for 192.11' to a found cap rebar; thence run S 54°47'37" E for 157.00' to a found cap rebar marking the Southwest corner of said Lot 1; thence run N 29°44'42" E, along the Northwest line of said Lot 1 for 251.05' to the point of beginning, in Shelby County, Alabama. Tract 2: Begin at a found 1/2" rebar marking the most northerly corner of Lot 1, Carters Addition to South Shades Crest as recorded in Map Book 19, Page 148, in the Shelby County Probate Office; thence run N 55°05'59" E for 349.03' to a found 1/2" rebar and the point of beginning; thence run S 29°44'42" W for 250.21' to a found 1/2" rebar; thence run N 55°05'09" W for 112.24' to a found rebar; thence run N 02°57'29" W along the West line of the NW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 4 West for 233.64' to the NW corner thereof; thence run N 90°00'00" E along the North line of said Section 28 for 113.14'; thence run S 55°05'59" E for 140.36' to the point of beginning, in Shelby County, Alabama.

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

\$220,000.00 of the above consideration was secured by and through a 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

M191321

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this 2nd day of December, 2019.

Edmond Paul Brignac Jr.
Edmond Paul Brignac, Jr.

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Edmond Paul Brignac, Jr.** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of December, 2019.



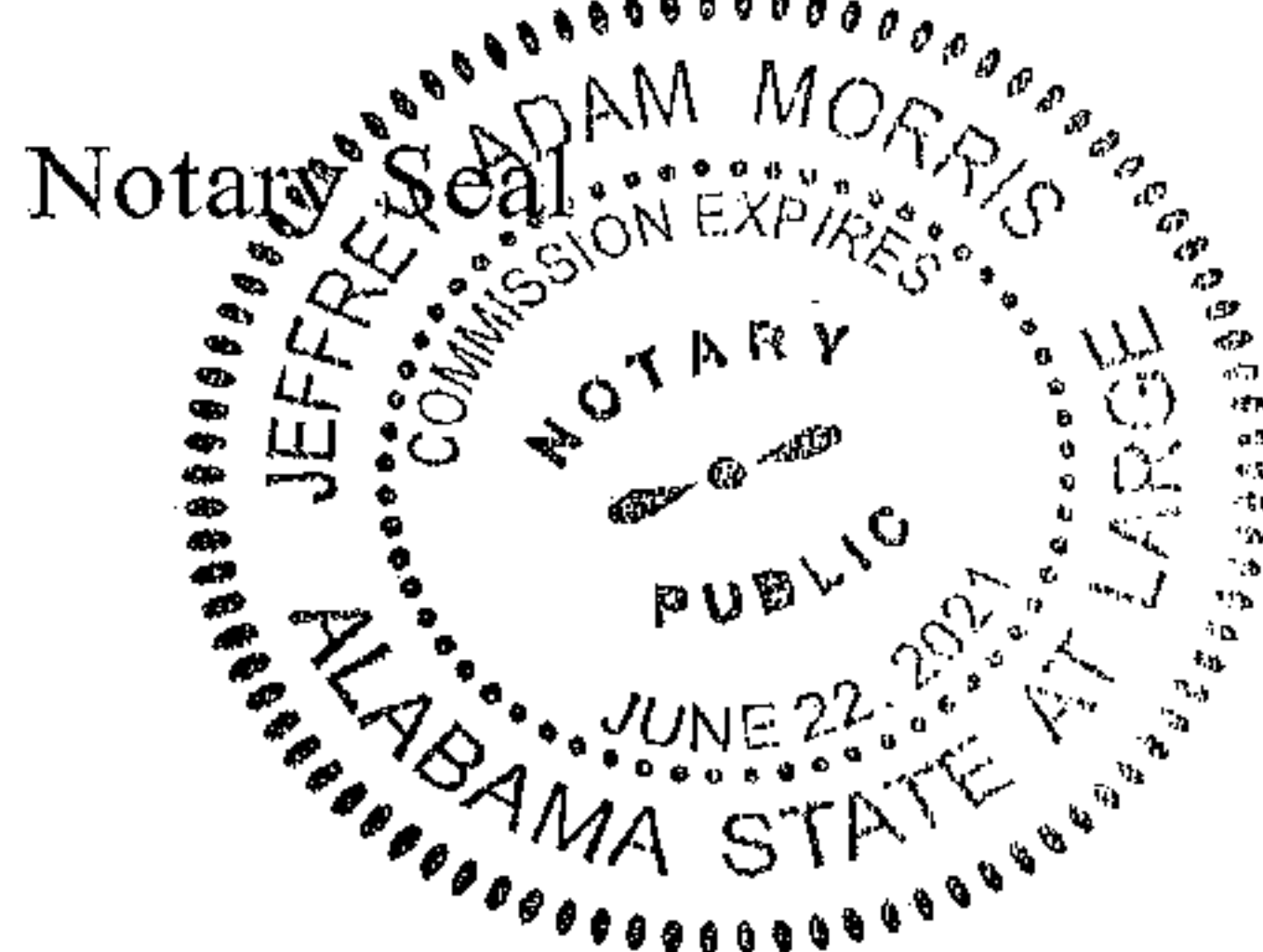
[Signature]
Notary Public
My commission expires:

Laura J. Brignac
Laura J. Brignac

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Laura J. Brignac** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of December, 2019.



[Signature]
Notary Public
My commission expires:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2019 03:06:25 PM
 \$83.00 CHARITY
 20191205000450710

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Edmond Brignac Grantee's Name Shantel Hannah Pennington
 Mailing Address 811 Doctor Martin Luther King Jr. Mailing Address 5184 S. Shades Crest Rd
Pensacola, FL 32501 Helena, AL 35022

Property Address 5184 S. Shades Crest Rd Date of Sale 12-3-19
Helena, AL 35022 Total Purchase Price \$ 275,000
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 12-4-19 Print James Yonta
 _____ Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1