

This instrument was prepared by:
William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, Alabama 35127

Address for taxes:
Gary D. and Amber C. Pennington
226 Silverstone Lane, Alabaster, AL
35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety Six Thousand Nine Hundred----- and No/100 Dollars (\$ 196,900.00) and other good and valuable consideration to the undersigned **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Larry Tidwell, a married man, individually and as personal representative of the Estate of Peggy J. Garnett, deceased, Probate Case No. PR2019-000693 (herein referred to as **GRANTORS**) do hereby grant, bargain, sell and convey unto Gary D. Pennington and his wife, Amber C. Pennington (herein referred to as the **GRANTEES**), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 312, according to the Survey of Final Plat of Stage Coach Trace, Sector 3, as recorded in Map Book 29, Page 39, in the Probate Office of Shelby County, Alabama.

Property Address: 226 Silverstone Lane, Alabaster, AL 35007

Subject to:

1. Ad valorem taxes for the current tax year, 2020 and subsequent tax years
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

NOTES:

(1) The purchase of the herein described property is being financed in whole or in part by the proceeds of a first mortgage loan in the amount of \$ 187,055.00 being executed simultaneously herewith to HomeBridge Financial Services, Inc. ISAOA/ATIMA

(2) The grantor Larry Tidwell individually states that the above conveyance does not constitute his homestead or that of his spouse.

TO HAVE AND TO HOLD to 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 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.

Warranty Deed
 Estate of Peggy J. Garnett to
 Gary D. and Amber C. Pennington
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And we do for ourselves and for our heirs, executors, successors and administrators covenant with the said GRANTEES, their heirs, executors 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 a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, successors and administrators shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of April, 2020.

SALE SUBJECT TO PROBATE COURT APPROVAL


 Larry Tidwell, Individually

For the Estate of Peggy J. Garnett, deceased

By: 
 Larry Tidwell, Personal Representative

SALE SUBJECT TO PROBATE COURT APPROVAL
GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Tidwell, individually as a married man and as personal representative of the Estate of Peggy J. Garnett, deceased, Probate Case No. PR2019-000693 and who is known to me, acknowledged before me on this date, that being informed of the contents of this deed, he has executed the same voluntarily and doing so individually and in his representative capacity pursuant to the authority of the probate court of Shelby County, Alabama on the day the same bears date.

GIVEN under my hand and official seal of office of this 7 day of April, 2020.


 Julie Cosier
 Notary Public

My Commission Expires: JAN 18 2022

