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07/06/2021 01:51:44 PM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Paul Killgallon
Jessica Killgallon
425 Glen Iris Cir.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thirty Seven Thousand Five Hundred Dollars and No Cents (\$437,500.00)** 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

Kimberlie Patton and Rodricus Patton, a married couple, whose mailing address is:

8847 Penrose Lane APT 425, Lenexa KS 66219

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Paul Killgallon and Jessica Killgallon, whose mailing address is:

5343 Park Side Circle, Hoover, AL 35244

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 425 Glen Iris Cir., Pelham, AL 35124 to-wit:

Lot 2041, according to the Survey of Glen Iris at Kilkerran Phase 3, as recorded in Map Book 46, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$405,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD 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 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.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 25th day of June, 2021.

Kimberlie Patton

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Rodricus Patton

Kimberlie Patton

Rodricus Patton

State of Florida
County of Manatee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberlie Patton and Rodricus Patton, 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 25th day of June, 2021.

Appeared as individual(S) via A/V Technology presenting ID: DRIVER LICENSE

Sherri Joy Small

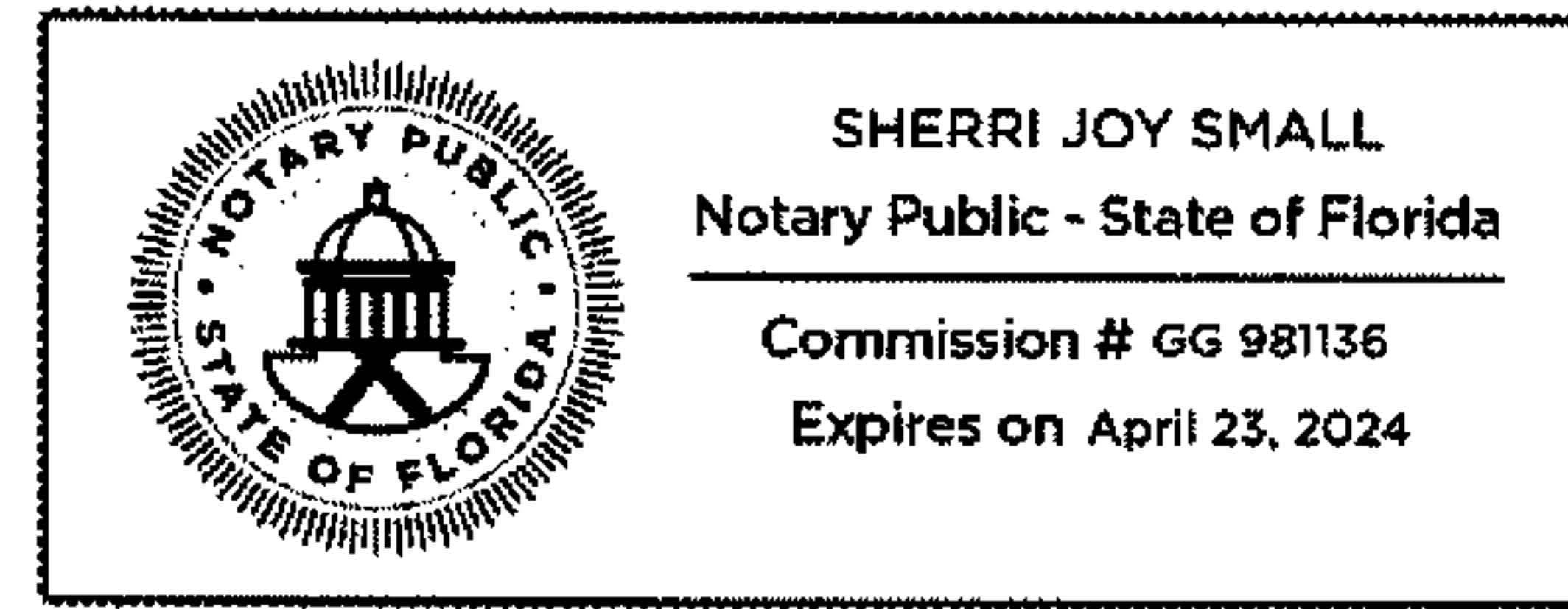
Notary Public, State of Florida

Sherri Joy Small

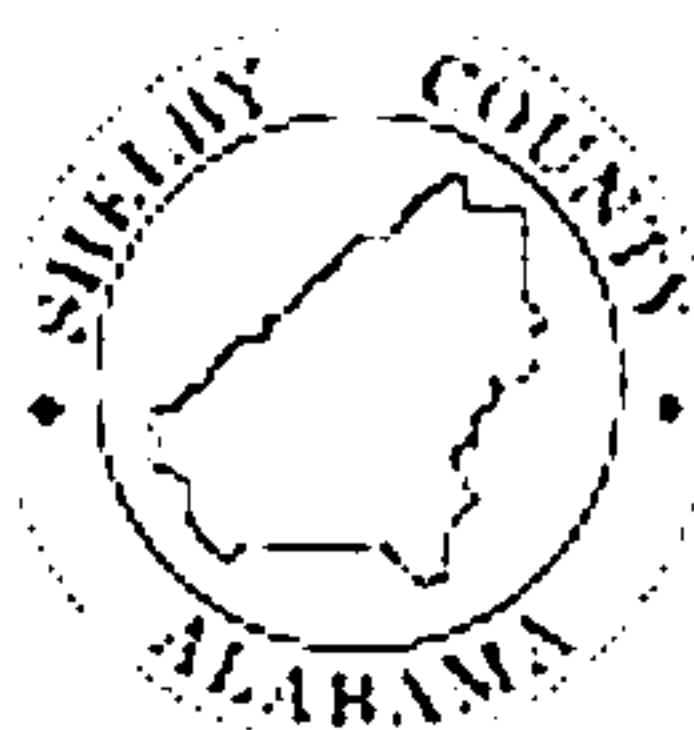
Printed Name of Notary

My Commission Expires: 04/23/2024

GG 981136



Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$57.50 CHERRY
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Allie S. Boyd