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05/04/2022 12:50:25 PM
DEEDS 1/4

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Jonathan Q. Coley
(Address) 4049 Saddle Run Circle
Pelham, AL 35124

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Forty-Eight Thousand Dollars and No Cents (\$248,000.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Kimberly Penny Braden, a married woman, Beverly Penny, a single woman, and Daniel A. Penny III, a married man, whose mailing address is:

4049 Saddle Run Circle, Pelham, AL 35124

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jonathan Q. Coley and David M. Coley, whose mailing address is:

2716 Goldmor Circle, Birmingham, AL 35244

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 54, according to the Survey of Saddle Run Subdivision as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

Jane R. Penny died on or about October 6th, 2021.

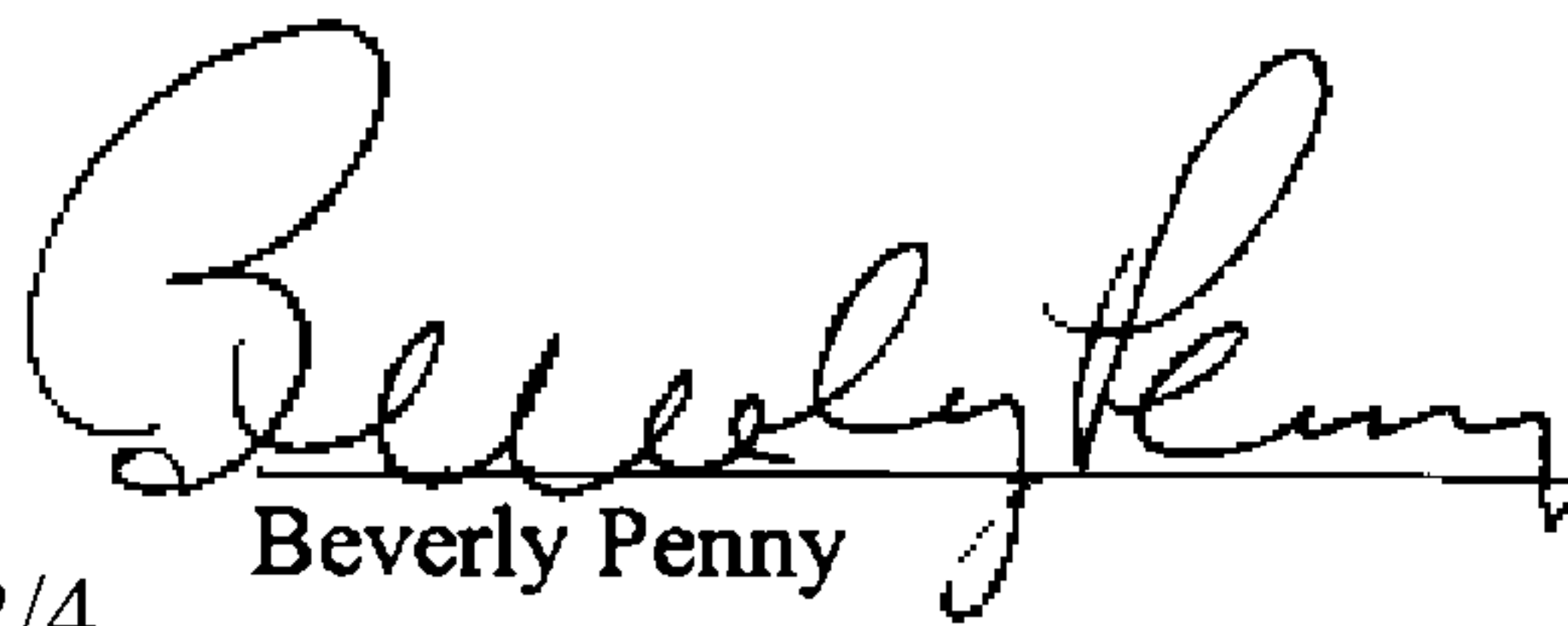
The property herein conveyed does not constitute the homestead of any married grantor nor that of his/her respective spouse, neither is it contiguous thereto.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

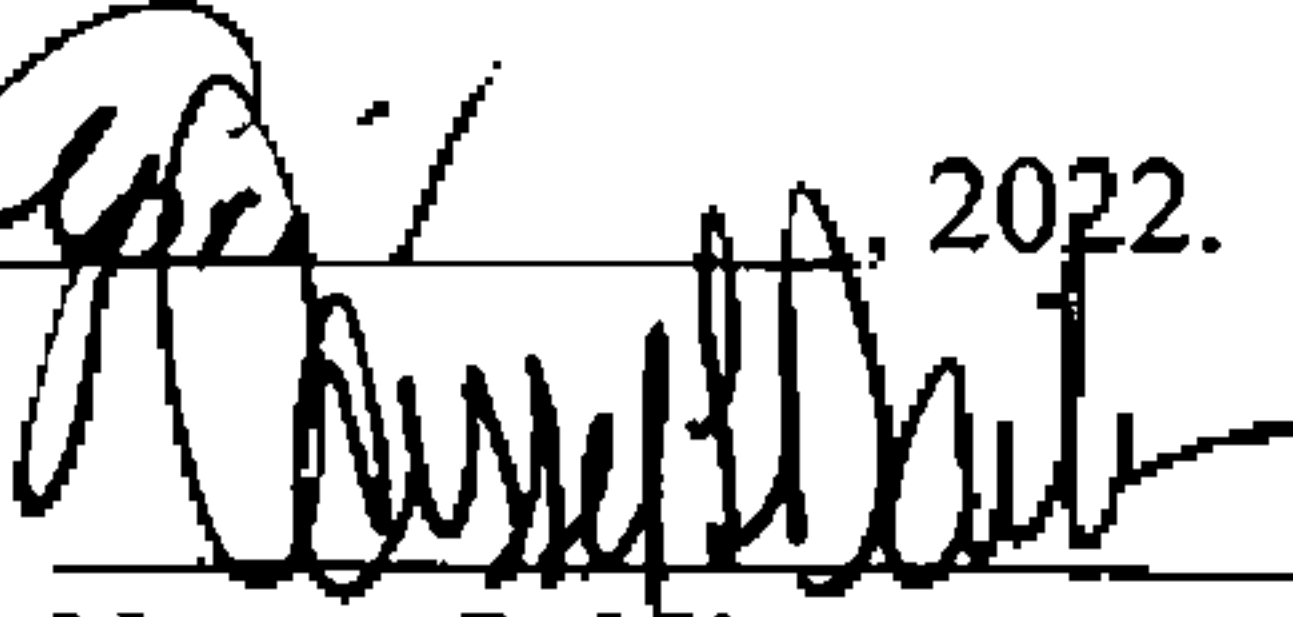
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of April 2021.


Beverly Penny

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Beverly Penny**, 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 of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2022.

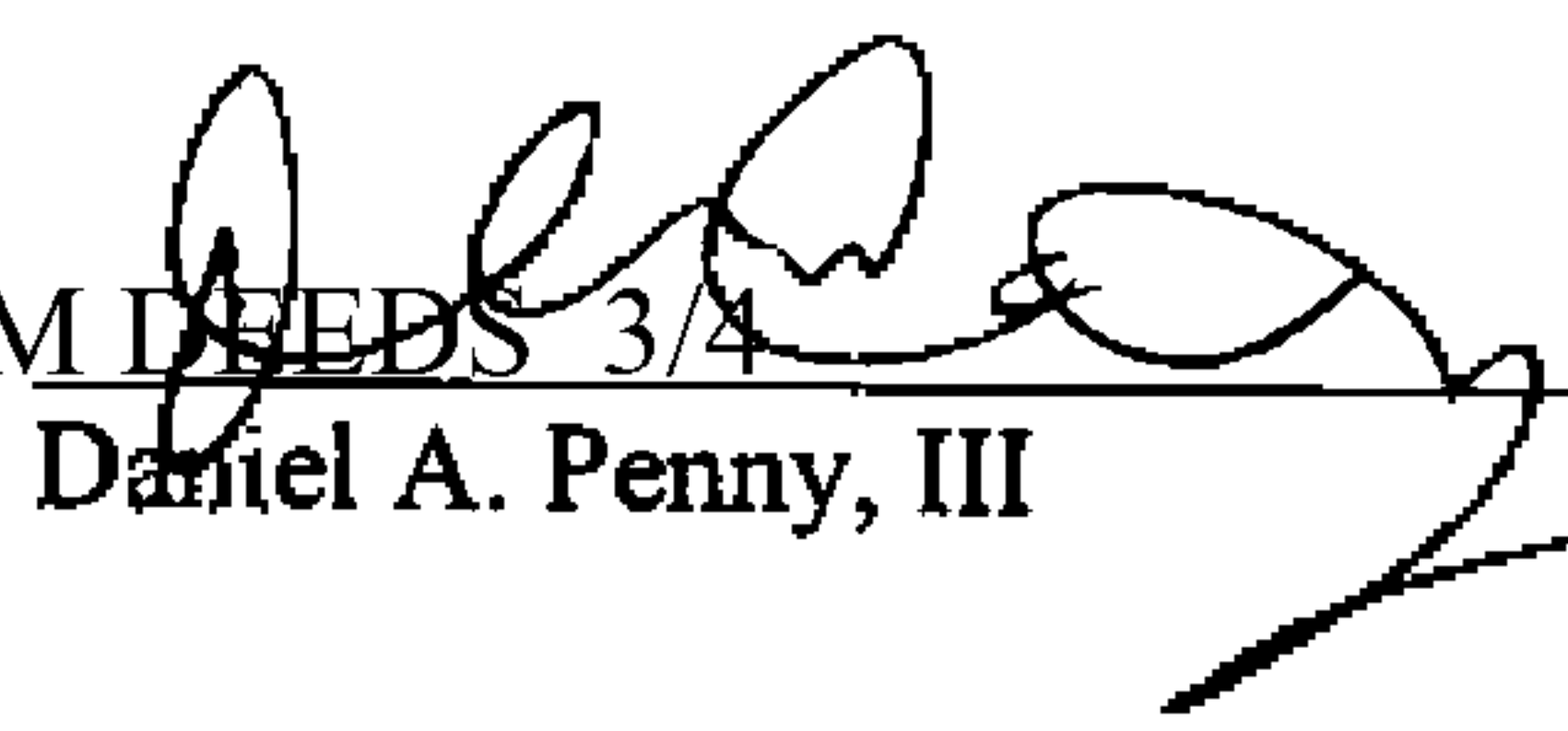


Notary Public

My commission expires: 05/17/2022



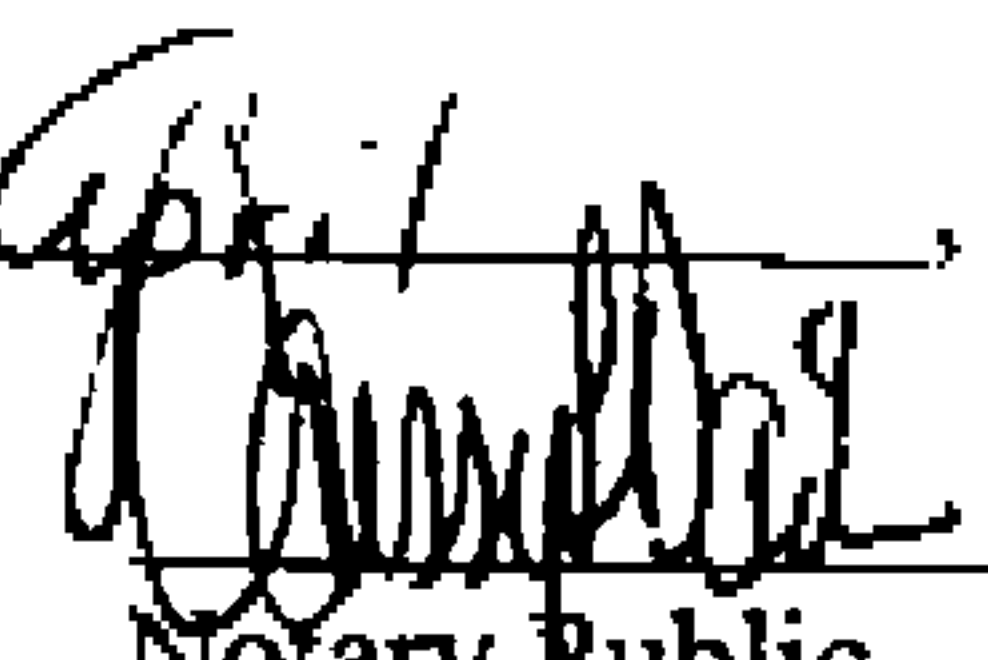
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Daniel A. Penny, III

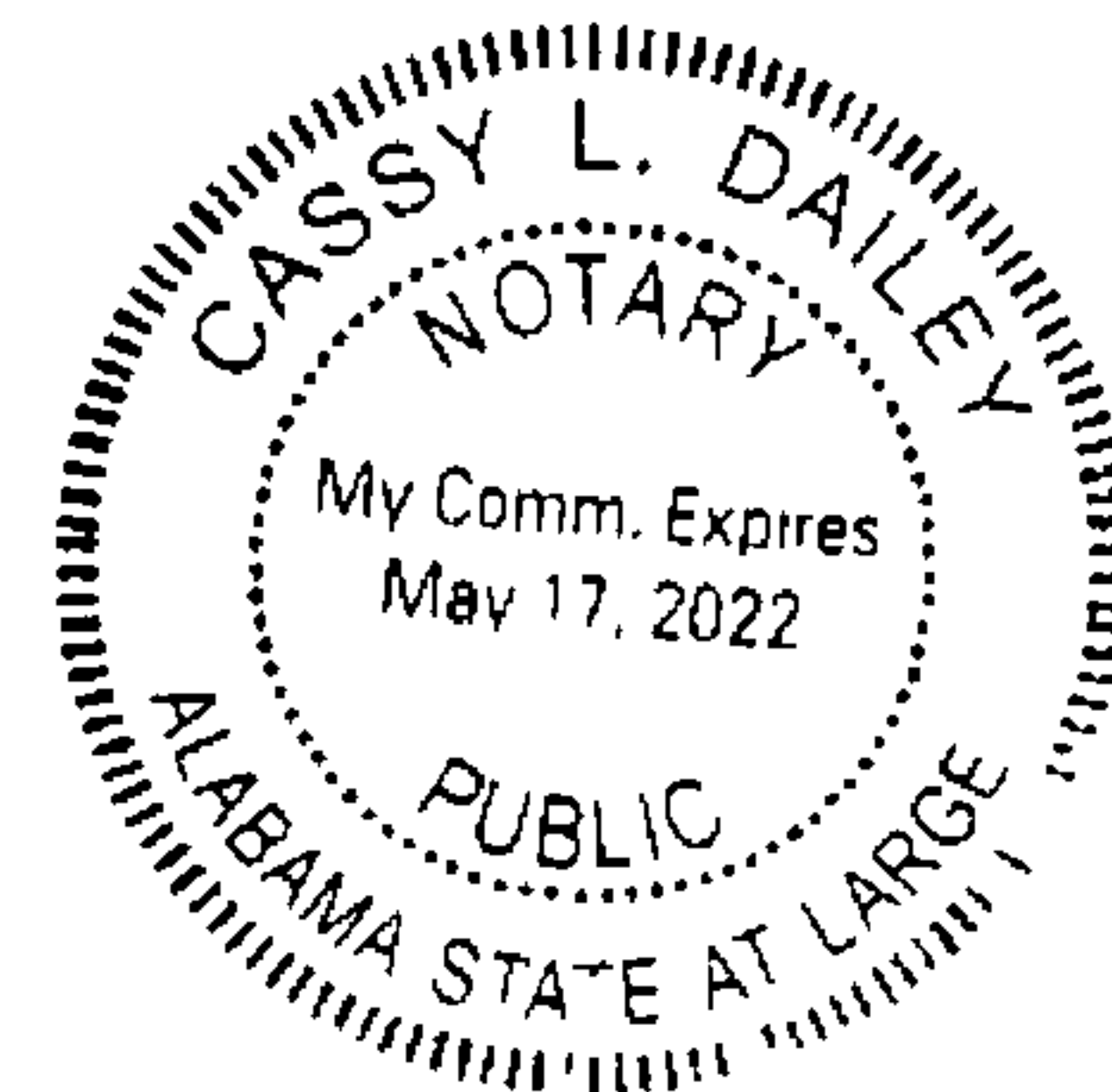
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel A. Penny, III**, 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 of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2022.

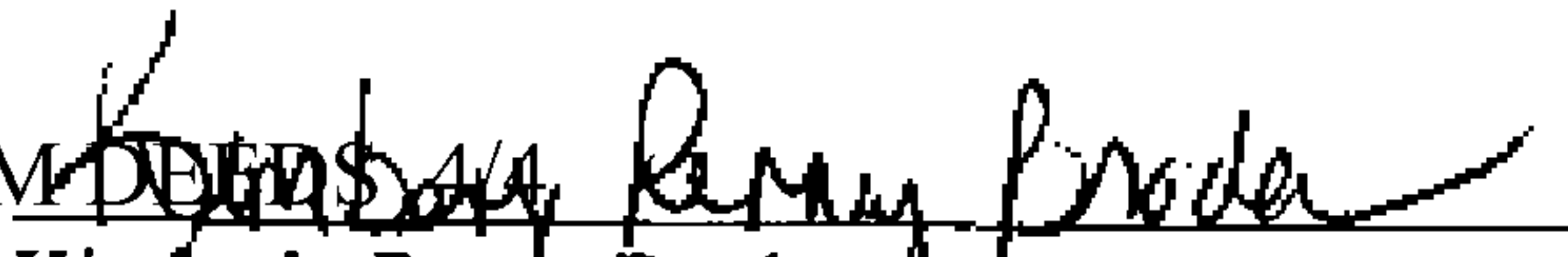

Notary Public

My commission expires: 05/17/2022



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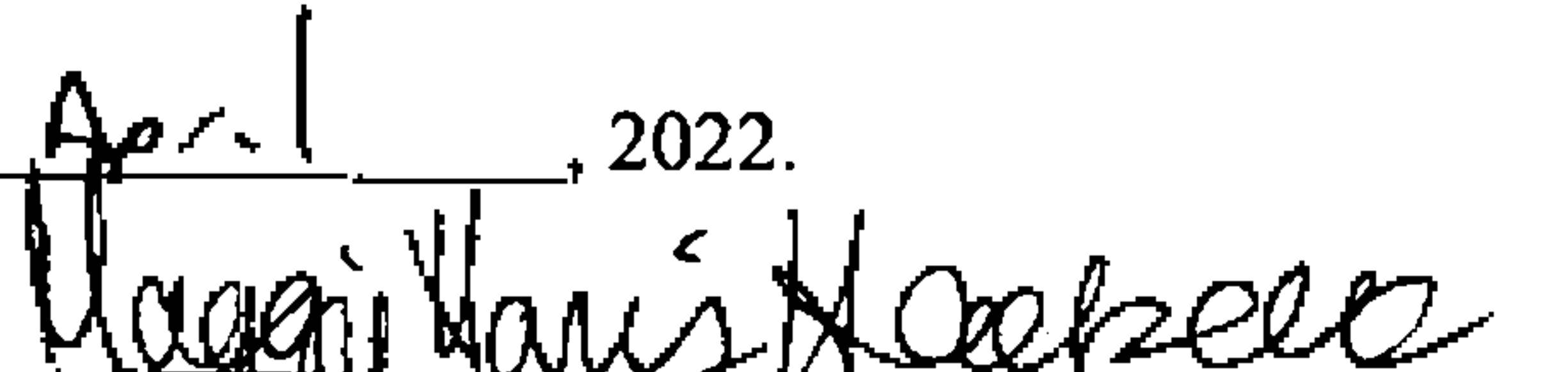
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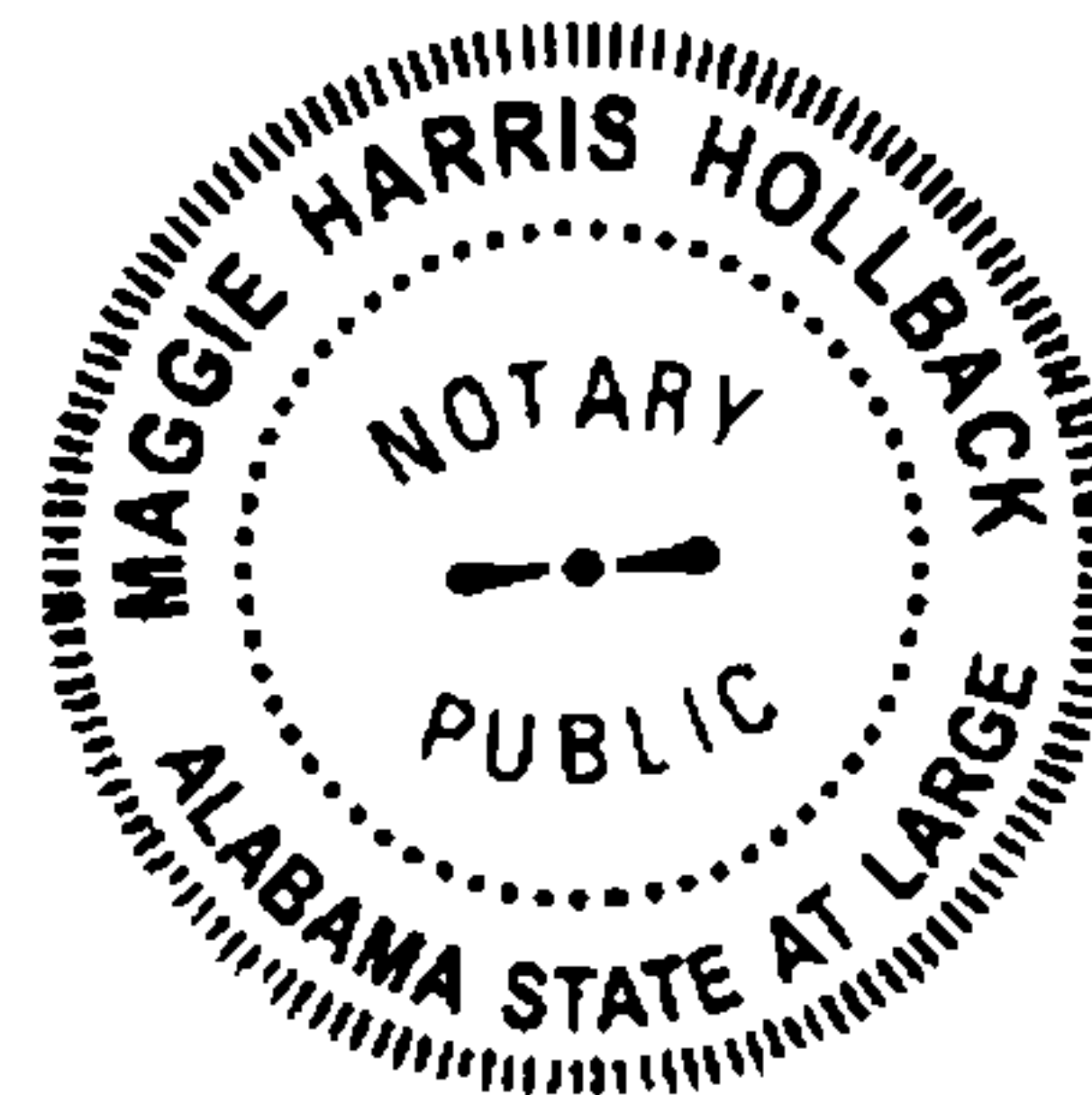

Kimberly Penny Braden

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kimberly Penny Braden**, 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 of the affidavit, she executed the same voluntarily on the day the same bears date.

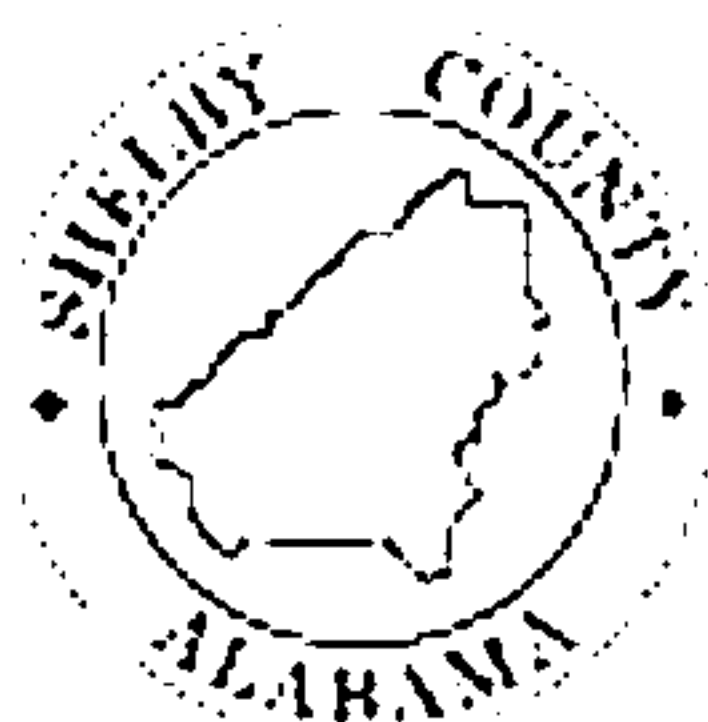
Given under my hand and official seal this 29th day of April, 2022.


Maggie Harris Hollback
Notary Public
My commission expires: 7-25-25



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Property Address: 4049 Saddle Run Circle, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2022 12:50:25 PM
\$280.00 CHERRY
20220504000182890

