

SEND TAX NOTICE TO:
Ms. Jeannette T. Coleman
6563 Quail Run Drive
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:
Timothy S. Steele, Esq.
The Law Firm of Timothy S. Steele, LLC
126 Shore Front Ln
Wilsonville, AL 35186

**GENERAL WARRANTY DEED
TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW BY ALL MEN THESE PRESENTS: That in consideration of One Hundred Dollars (\$100) which is the total purchase price, in hand paid to the undersigned, Ms. Jeannette T. Coleman, a widow and unmarried person (hereinafter collectively referred to as “GRANTOR”), whose mailing address is 6563 Quail Run Drive, Pelham, Alabama 35124 by Ms. Jeannette T. Coleman, Ms. Susan Athalyn Adams, a married woman and Mr. Timothy Howard Shaffer, a married man (hereinafter referred to as “GRANTEES”), to hold in **Tenancy in Common with a Right of Survivorship**, and whose mailing address is 6563 Quail Run Drive, Pelham, Alabama 35124 the receipt of which is hereby acknowledged, the said GRANTOR does by the presents, grant, bargain, sell, and convey unto GRANTEES as tenants in common with equal interests during the period of their concurrent lives and upon death of either of the GRANTEES, the remainder to the survivor of the GRANTEES, in fee simple, the following described real estate, located and situated at 6563 Quail Run Drive, Pelham, Alabama, to wit:

Lot B, according to the map and survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, AL. Mineral and mining rights excepted.

Having a Street Address of: 6563 Quail Run Drive, Pelham, AL 35124

Parcel ID# 10 9 29 0 002 051.079

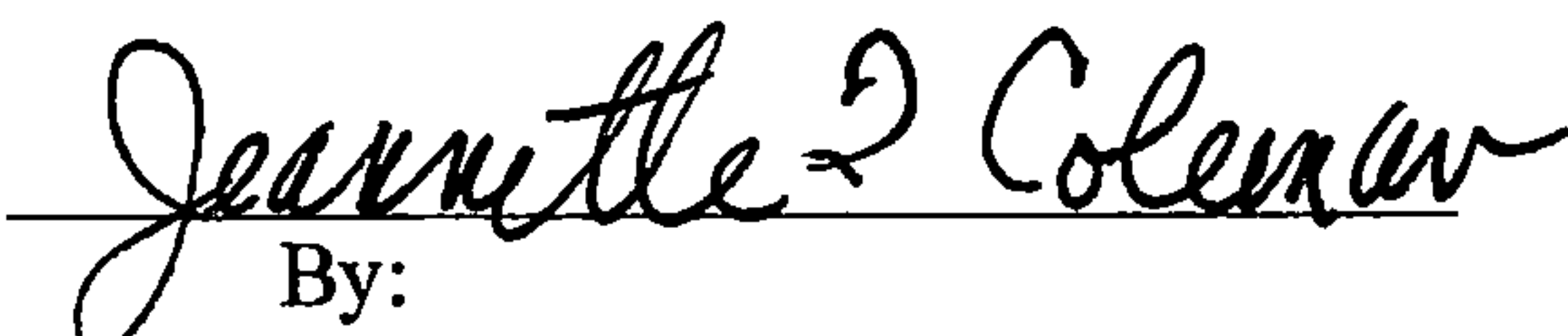
SUBJECT TO:

1. Taxes or assessments for the year beginning January, 2022 and not due and payable until December 31, 2022
2. Any and all encumbrances, easements, conditions and restrictions of record, and not of record
3. Mineral and mining rights not owned by GRANTOR
4. Probate of the Will of Lee Murphey Coleman, PR-2018-000290, entered April 27, 2018
5. Ala. Code 35-4-7 Tenancy in Common established with 90% ownership by Jeannette T. Coleman and 10% interest to Ms. Susan Athalyn Adams and her husband, Mr. Timothy H. Shaffer
6. Right of Survivorship with a cross-contingent remainder to the Survivor in Fee Simple
7. Property is the homestead of GRANTOR and shall be homestead of GRANTEES

TO HAVE AND TO HOLD to the said GRANTEES in Tenancy in Common with right of survivorship and then to the survivor, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance, or adverse claim to the property described herein on the date of conveyance by the GRANTOR.

IN WITNESS WHEREOF, the undersigned has hereto set her signature, this 8th day of August, 2022.


By:
Ms. Jeannette T. Coleman



20220809000311890 2/2 \$53.00
Shelby Cnty Judge of Probate, AL
08/09/2022 03:59:50 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **GRANTOR** whose name as **Ms. Jeannette T. Coleman**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of August, 2022.


TIMOTHY S. STEELE
Notary Public, Alabama State At Large
My Commission Expires April 30, 2025


Notary Public
My Commission Expires:
April 30, 2025

EXHIBIT "A"

Description of Property:

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Having a Street Address of: 6563 Quail Run Drive, Pelham, AL 35124

Parcel ID# 10 9 29 0 002 051.079

Tax Value - \$265,860
Y10 Value = \$26,586