



20230816000247260 1/3 \$268.00
Shelby Cnty Judge of Probate, AL
08/16/2023 11:38:25 AM FILED/CERT

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ELIZABETH E. WRIGHT, PENNY LEIGH WRIGHT and LONDI
ELIZABETH ROBERTS
102 KEENELAND GREEN
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/1000 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, ELIZABETH E. WRIGHT, a widow, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ELIZABETH E. WRIGHT, PENNY LEIGH WRIGHT and LONDI ELIZABETH ROBERTS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them joint with right of survivorship in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 40, according to the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68, in the Probate Office of Shelby County, Alabama.

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023.
2. All mineral and mining rights not owned by the Grantor.
3. All easements, rights-of-way, restrictions, covenants and encumbrances of record.

Betty Wright (also known as Elizabeth E. Wright) is the surviving grantee in that certain deed recorded as Instrument No. 20181212000433960; the other grantee, Wayne Wright (also known as Carlos Wayne Wright) having died on or about January 6, 2023.

BETTY WRIGHT and ELIZABETH E. WRIGHT are one and the same person.

The sole purpose of this deed is to add grantor's children to the title to the property and vest said property with right of survivorship with grantor.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them joint with right of survivorship in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

Shelby County, AL 08/16/2023
State of Alabama
Deed Tax: \$239.00



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And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14TH day of AUGUST, 2023.


ELIZABETH E. WRIGHT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ELIZABETH E. WRIGHT, a widow, 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14TH day of AUGUST, 2023.


NOTARY PUBLIC
My Commission Expires: 10/31/2023



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Grantor's Name:
ELIZABETH E. WRIGHT

Mailing Address:
102 KEENELAND GREEN
PELHAM, ALABAMA 35124

Property Address:
102 Keeneland Green
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
ELIZABETH E. WRIGHT, PENNY LEIGH WRIGHT and
LONDI ELIZABETH ROBERTS

Mailing Address:
102 KEENELAND GREEN
PELHAM, ALABAMA 35124

Date of Sale: AUGUST 14TH, 2023
Total Purchase Price: \$

or
Actual Value

or
Assessor's Market Value \$358,400.00
2/3 VALUE \$238,934.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR