

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Brandy Starr Pennington
338 Barker Dr
Chelsea AL 35043

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten (\$10.00), and other good and valuable consideration in hand paid to Samuel Ray Pennington, a single man, and Brandy Starr Pennington, a single woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Brandy Starr Pennington, an unmarried woman, and William L. James, Jr., a married man (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the City of Chelsea, County of Shelby, State of Alabama, being known and designated as follows;

Parcel A-I

A part of the Southeast 1/4 of the Northeast 1/4, Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: From the Southeast corner of the SE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 West, a concrete monument with disc found; thence run North 1 deg. 17 min. 44 sec. East along the East 1/4 Section line a distance of 411.00 feet to the point of beginning, an iron set; thence continue last stated course 459.15 feet to Spencer Creek; thence North 55 deg. 01 min. 30 sec. West 19.63 feet along Spencer Creek to the intersection with a creek branch; thence run South 38 deg. 56 min. 02 sec. West 50.33 feet along said creek branch to a pipe culvert outlet; thence run South 70 deg. 41 min. 42 sec. West 15.42 feet along said pipe culvert to the intersection with Barker Drive, a chert road and the center of a 30 foot wide non-exclusive access easement; thence run along said Barker Drive access easement center line the following bearings and distances; South 2 deg. 58 min. 56 sec. East 43.25 feet; thence South 14 deg. 05 min. 27 sec. West 130.82 feet; thence South 23 deg. 53 min. 51 sec. West 275.18 feet; thence South 88 deg. 42 min. 16 sec. East 193.01 feet to the point of beginning.

Subject to a 30 foot non-exclusive access easement for Barker Drive along the West boundary; an easement for access and utilities to the parcel from Shelby County Highway 39 described as follows: From the Northeast corner of the SE 1/4 of the NE 1/4, Section 8, Township 20 South, Range 1 West, a concrete monument with disc found; thence North 88 deg. 13 min. 31 sec. West along the North 1/4 1/4 Section boundary 319.00 feet to a 1 1/2 inch iron pin found on the Southerly 40 foot right of way line of Shelby County Highway No. 39; thence South 55 deg. 24 min. West 34.51 feet along a chord of the Southerly right of way, said highway being in a curve to the right, to the intersection of Barker Drive, a chert road, and the point of beginning of the center of a 30 foot wide non-exclusive access easement; thence run along Barker Drive access easement centerline of the following bearings and distances: South 51 deg. 04 min. 12 sec. East 210.20 feet; South 21 deg. 08 min. 22 sec. East 155.76 feet; South 6 deg. 14 min. 24 sec. West 82 36 feet; South 35 deg. 34 min. 10 sec. East 83.73 feet, and South 24 deg. 02 min. 36 sec. East 40 feet to the boundary of said Parcel A-I.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

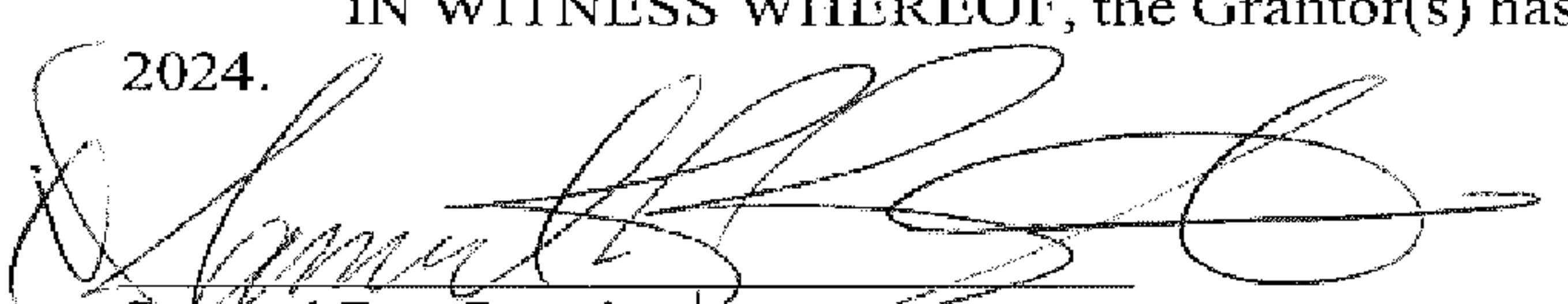
IN ACCORDANCE WITH FINAL DIVORCE DECREE AND AGREEMENT, SHELBY COUNTY, DIVORCE CASE NO. 2023-900299.00 & .01.

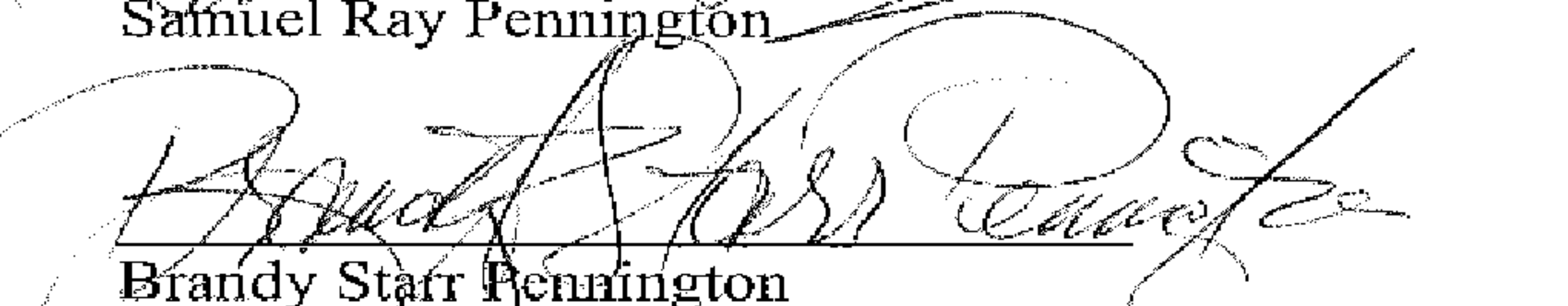
\$378,688.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

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

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 11th day of March, 2024.

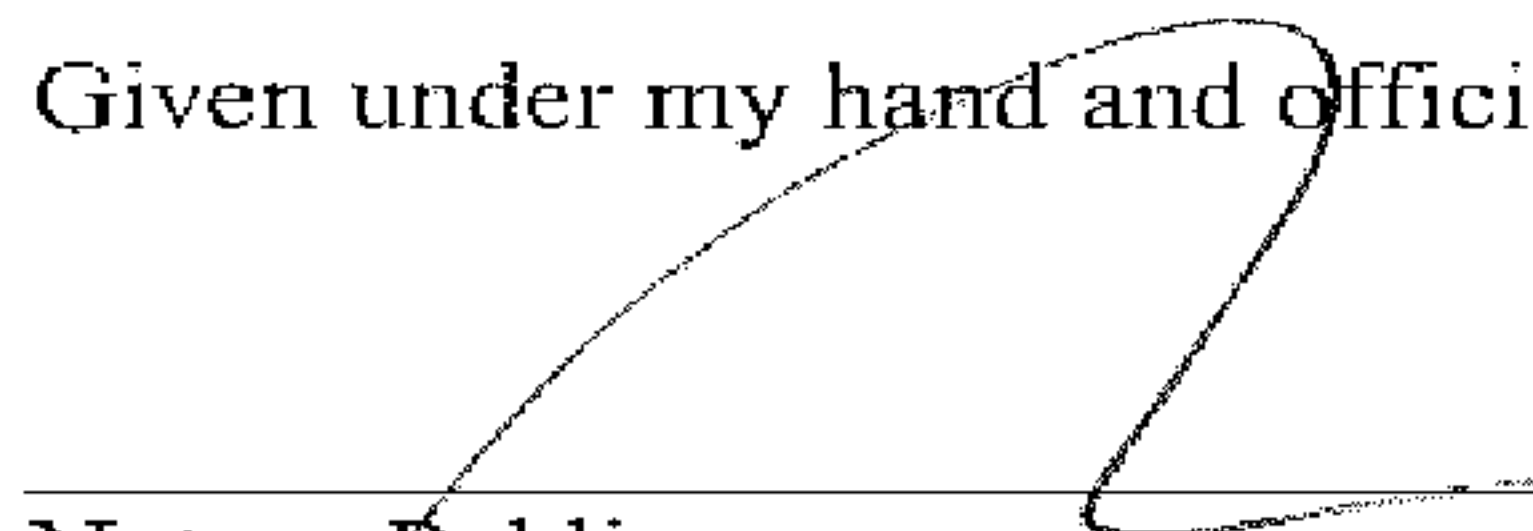

Samuel Ray Pennington


Brandy Starr Pennington

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Samuel Ray Pennington, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

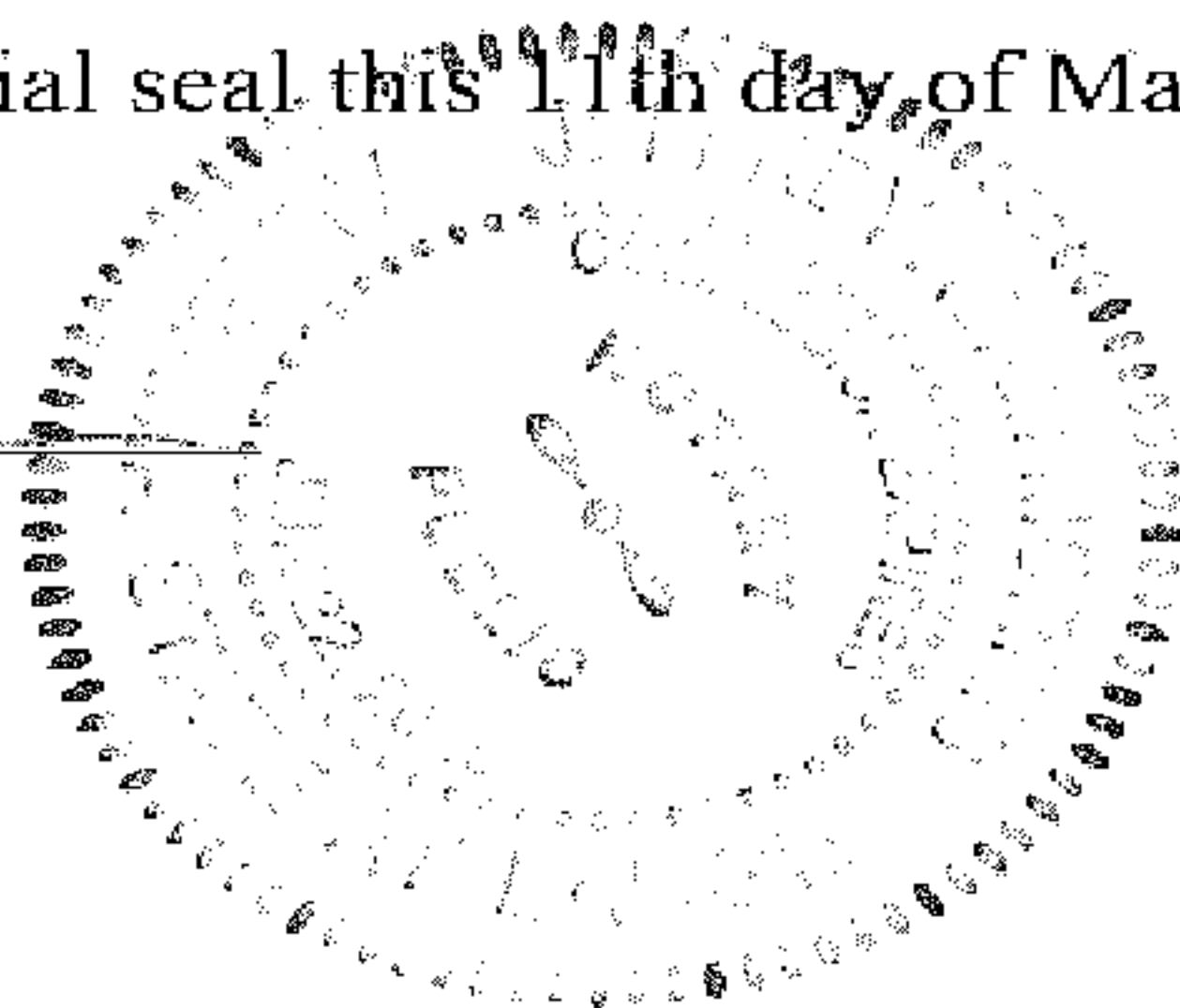
Given under my hand and official seal this 11th day of March, 2024.


Notary Public

My Commission Expires:

6-22-2025

STATE OF ALABAMA
COUNTY OF JEFFERSON



I, the undersigned Notary Public in and for said County and State, hereby certify that Brandy Starr Pennington, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

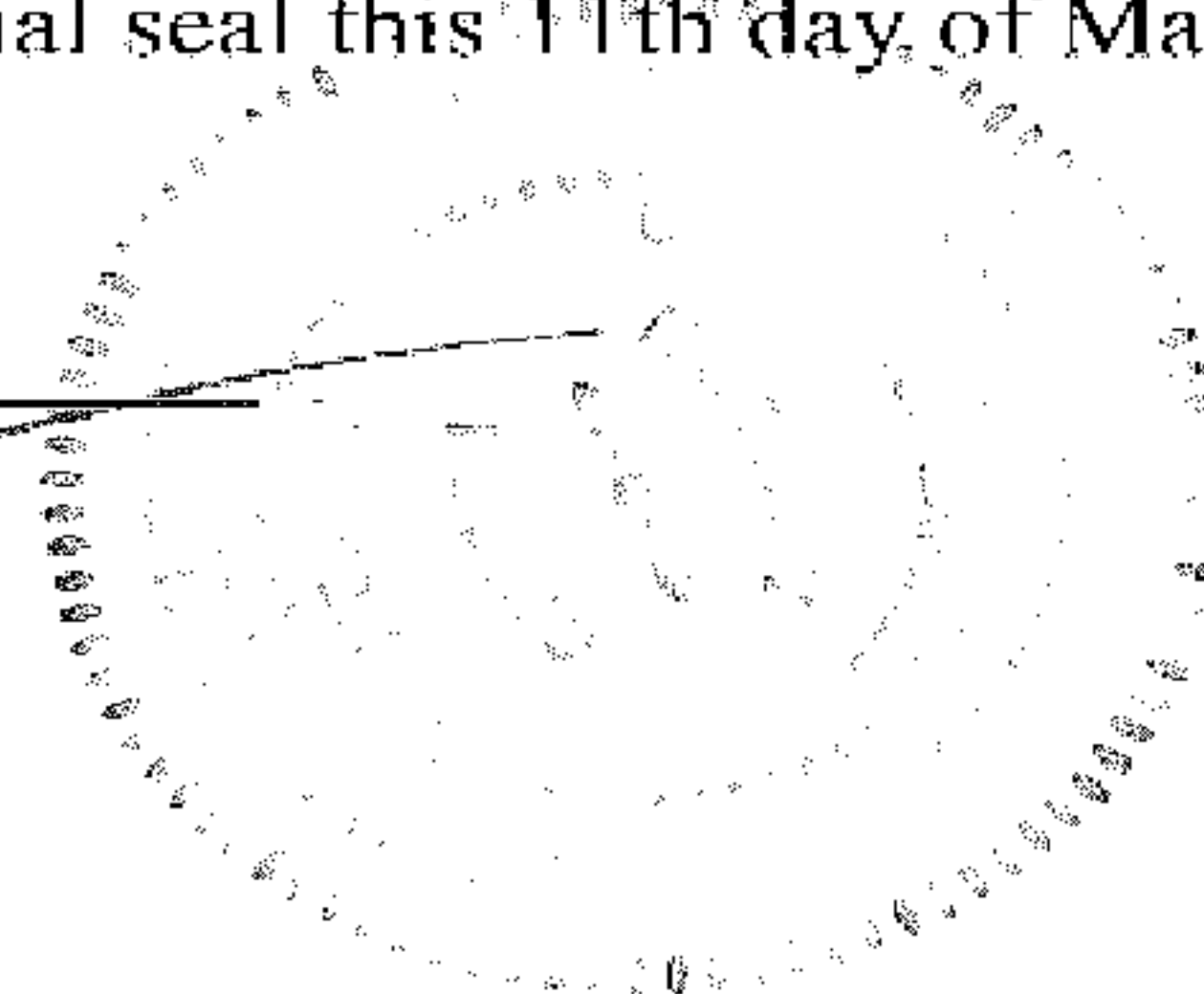
Given under my hand and official seal this 11th day of March, 2024.


Notary Public

My Commission Expires:

6-22-2025

STATE OF ALABAMA
COUNTY OF JEFFERSON





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2024 11:53:20 AM
 \$385.50 JOANN
 20240318000073610

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Samuel Ray Pennington

Mailing Address 846 Shelby St APT D
Montevallo, AL 35115

Property Address 338 Barker Drive
Chelsea, AL 35043

Grantee's Name Brandy Starr Pennington and William L. James, Jr.

Mailing Address 338 Barker Drive
Chelsea, AL 35043

Date of Sale March 11, 2024

Total Purchase Price \$

Or

Actual Value \$

Or

Assessor's Market Value \$357,250.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other: Tax Assessed Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/11/24

Print Jeff Morris

/

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one