

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Jennifer Shunnarah & Raymond Shunnarah  
6068 Brookhill Circle  
Birmingham, AL 35242

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **SEVEN HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (799,900.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Jon C. Goldfarb, as Personal Representative of the Estate of Renitta L. Goldman, deceased, Shelby County Probate Case No PR-2023-001093**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Jennifer Shunnarah and Raymond Shunnarah**

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**LOTS 102 AND 102A, ACCORDING TO THE SURVEY OF MEADOW BROOK HIGHLANDS, AN EDDLEMAN COMMUNITY (FORMERLY MEADOW BROOK 19TH SECTOR), AS RECORDED IN MAP BOOK 14, PAGE 21 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.**

**\$499,900.00** of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**Note: Jay Goldman, the other grantee of that certain deed recorded in Instrument 20040614000321180, died on or about November 11, 2022.**


**SUBJECT TO ALL MATTERS OF RECORD**

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 the 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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 10<sup>th</sup> day of June, 2024.

**Estate of Renitta L. Goldman, deceased, Shelby  
Count Probate Case No PR-2023-001093**

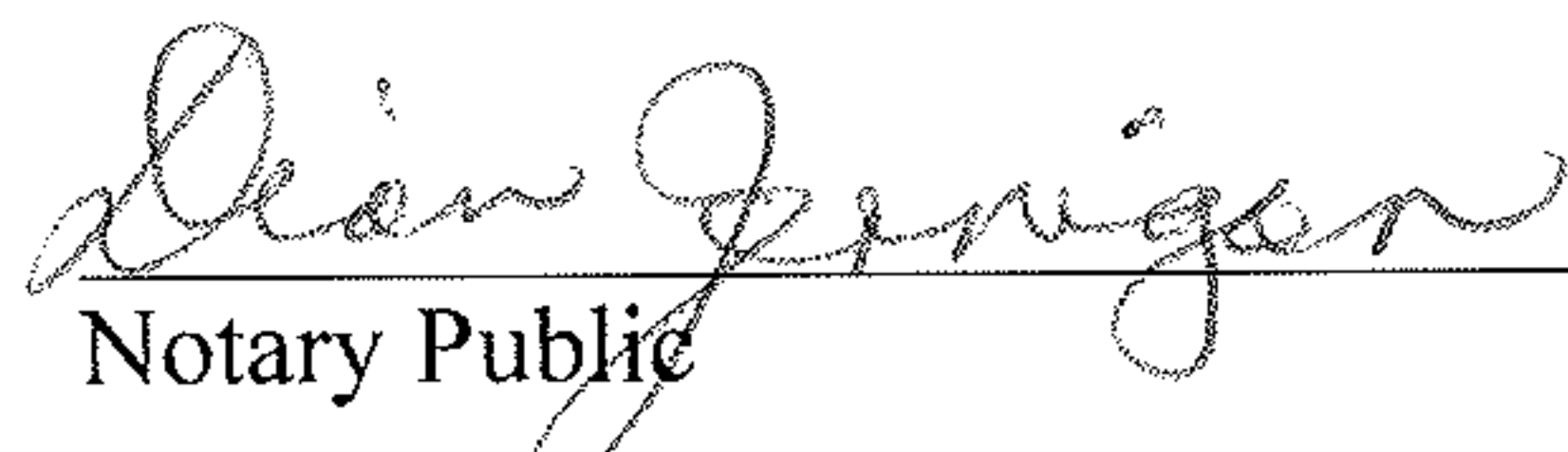
  
\_\_\_\_\_  
**Jon C. Goldfarb, Personal Representative**

STATE OF Alabama)

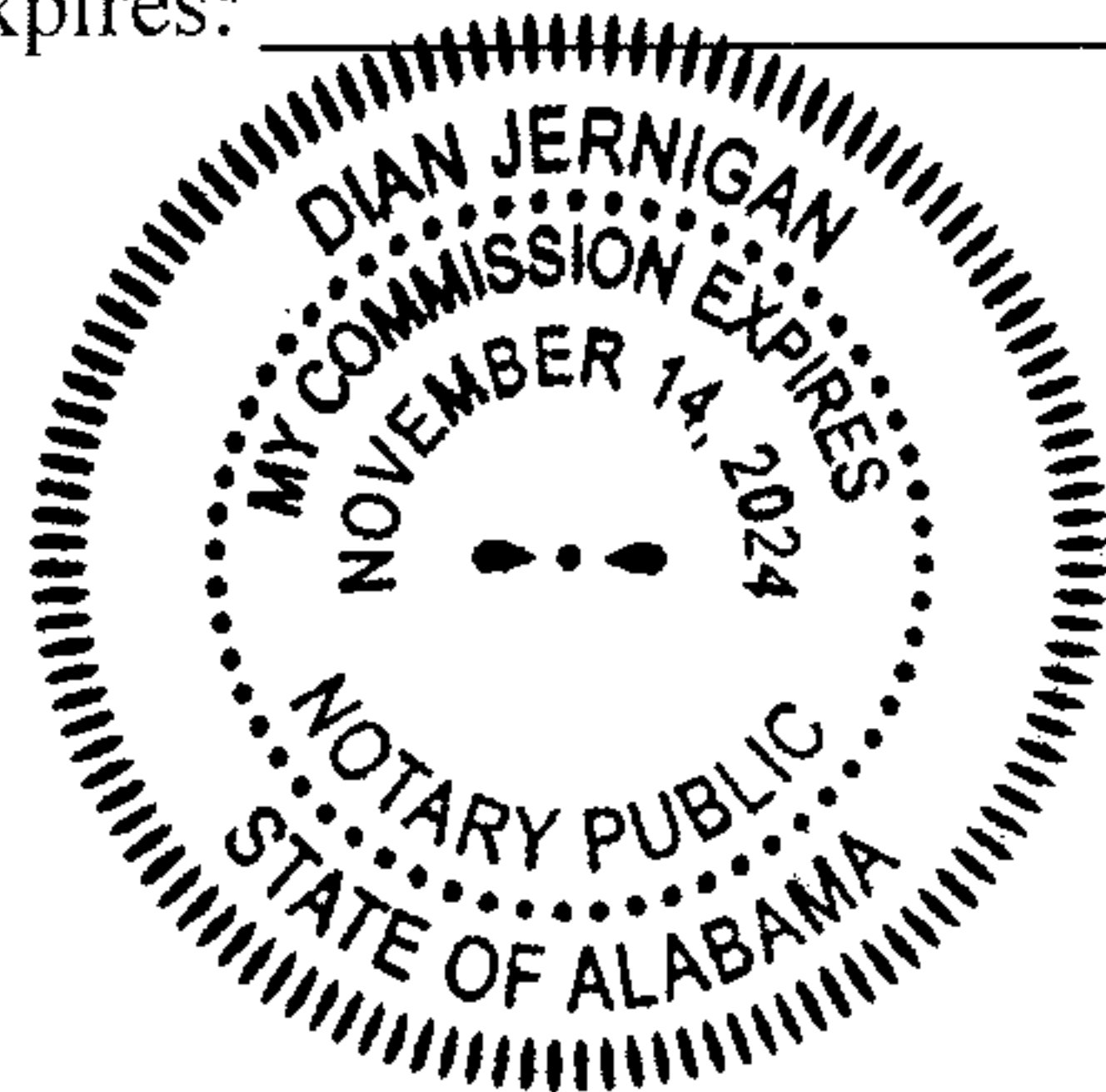
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jon C. Goldfarb, Personal Representative of the Estate of Renitta L. Goldman, deceased, Shelby County Probate Case No PR -2023-001093**, 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, he, as such Personal Representative and with full authority, executed the same voluntarily for and on behalf of said Estate.

Given under my hand and official seal this 10<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: November 14, 2024

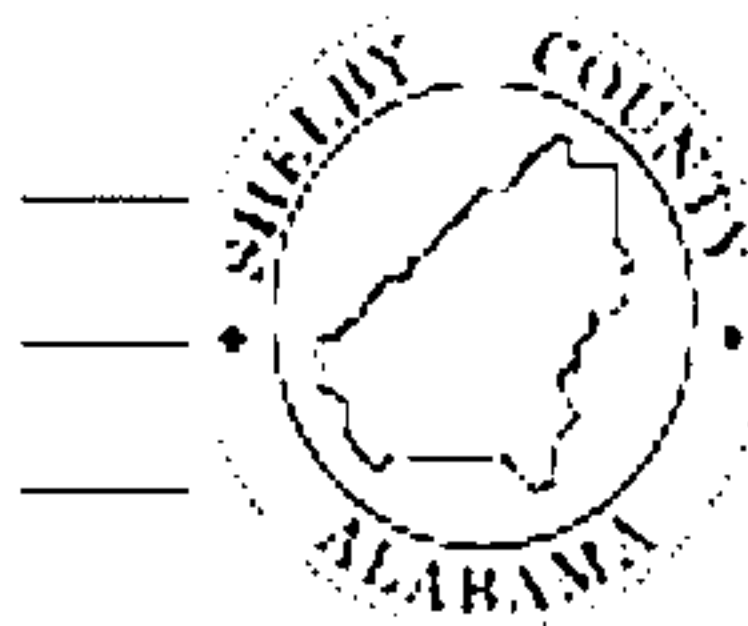


**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Jon C. Goldfarb, Personal Representative of  
Estate of Renitta L. Goldman, deceased, Shelby County ProbateCase No PR-2023-001093Mailing Address 3339 Sandhurst Cir  
Birmingham AL 35223Property Address 6068 Brookhill Circle  
Birmingham, AL 35242Grantee's Name Jennifer Shunnarah and Raymond  
ShunnarahMailing Address 6068 Brookhill Circle  
Birmingham, AL 35242Date of Sale June 14, 2024Total Purchase Price \$799,900.00

Or

Actual Value \$

Or

Assessor's Market Value \$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

1

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/17/2024 12:01:49 PM

\$328.00 JOANN

20240617000180110

*Allen S. Bayl*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 June 14, 2024

Print

Daniel Drezin☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one