

**SEND TAX NOTICE TO:**  
**Dina P. Glass**  
**529 Crosscreek Tr**  
**Pelham, Alabama 35124**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Eighty Nine Thousand dollars & no cents (\$289,000.00)** To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Estate of Ronald Michael Kenny, deceased, Case No. PR-2024-000114, Anna Kenny Baker, individually, a married woman, and Cathleen Louise Kenny, individually, a married woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Dina P. Glass** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 18, BLOCK 7, EXCEPT THE SOUTH FEET THEREOF, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, SIXTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

This property does not constitute the homestead of the Grantor(s) Anna Kenny Baker and Cathleen Louise Kenny nor their spouses.

\$229,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 5, Page 102.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED  
CBT File #2312058

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 6, 2024**.

\_\_\_\_\_(Seal)  
Cathleen Louise Kenny, individually

*Anna Kenny Baker as Personal Representative* (Seal)  
Anna Kenny Baker, as Personal Representative of the Estate  
of Ronald Michael Kenny aka Ronald Michael Kenney,  
deceased, Case No. PR-2024-000114

*Anna Kenny Baker* (Seal)  
Anna Kenny Baker, individually

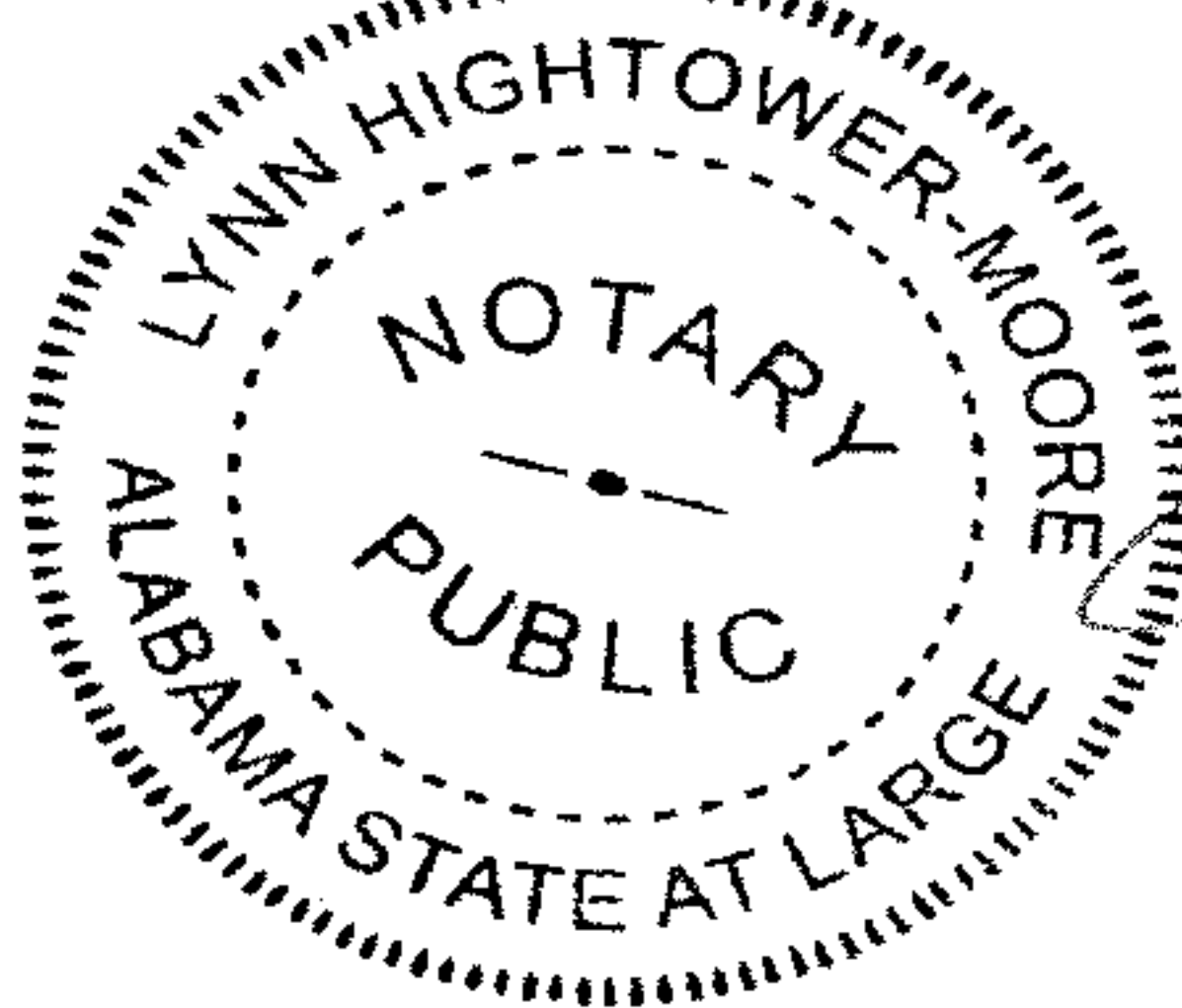
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anna Kenny Baker, individually, a married woman, and Cathleen Louise Kenny, individually, a married woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2024



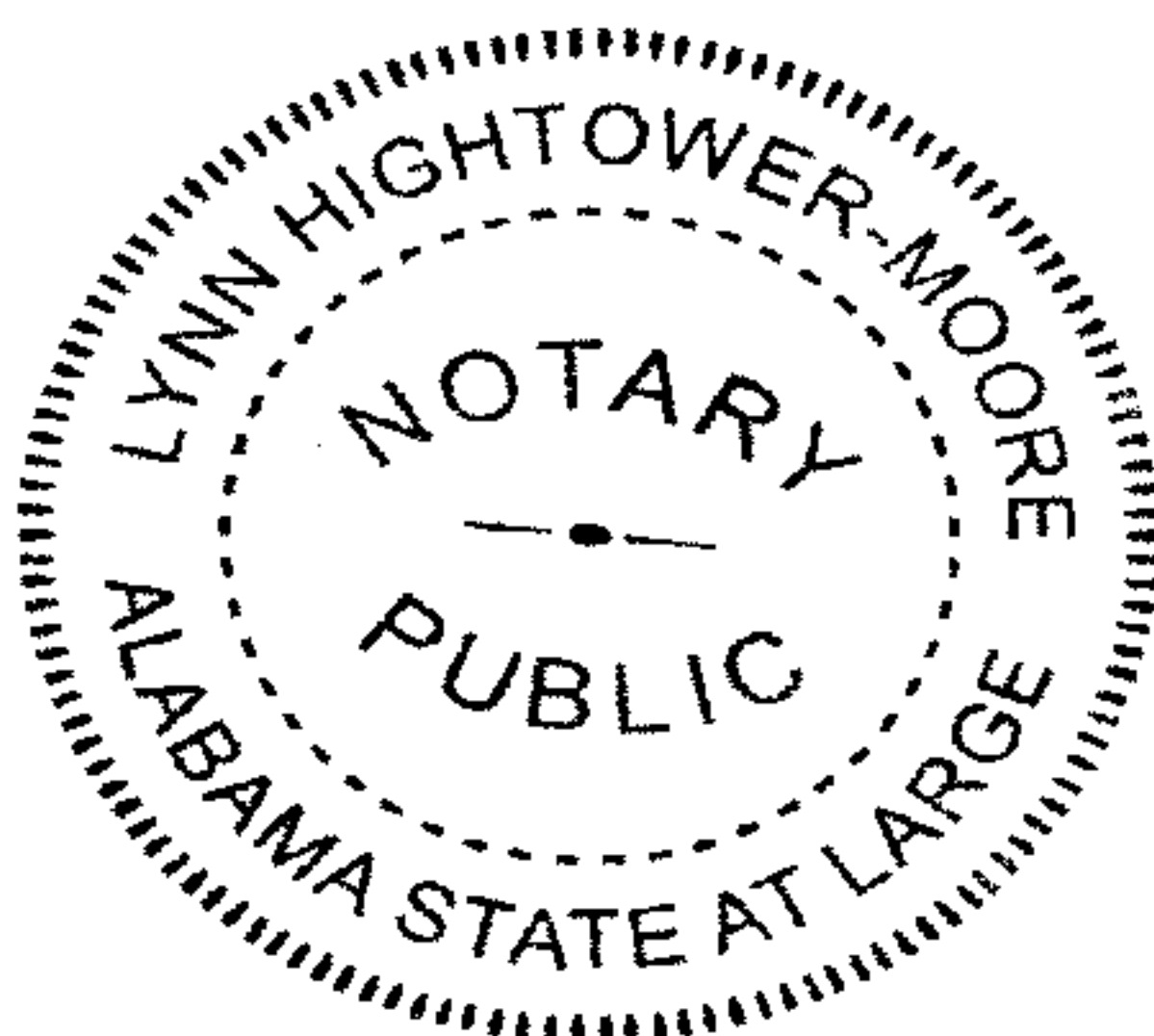
*[Signature]*  
Notary Public.

(Seal)

My Commission Expires: 12-22-25

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Anna Kenny Baker, whose name is signed as Personal Representative of the Estate of Ronald Michael Kenny aka Ronald Michael Kenney, deceased, Probate Case # PR-2024-000114, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on September 06, 2024.



*[Signature]*  
Notary Public

(Seal)

My commission expires: 12-22-25

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 6, 2024** .

Cathleen Louise Kenny individually (Seal)  
**Cathleen Louise Kenny, individually**

\_\_\_\_\_(Seal)  
**Anna Kenny Baker, as Personal Representative of the Estate  
of Ronald Michael Kenny aka Ronald Michael Kenney,  
deceased, Case No. PR-2024-000114**

\_\_\_\_\_(Seal)  
**Anna Kenny Baker, individually**

*South CAROLINA*  
**STATE OF ALABAMA** *W &*  
*PICKENS*  
*W &* **JEFFERSON COUNTY**

**General Acknowledgement**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anna Kenny Baker, individually, a married woman, and Cathleen Louise Kenny, individually, a married woman** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2024

Wayne Griffin  
Notary Public.



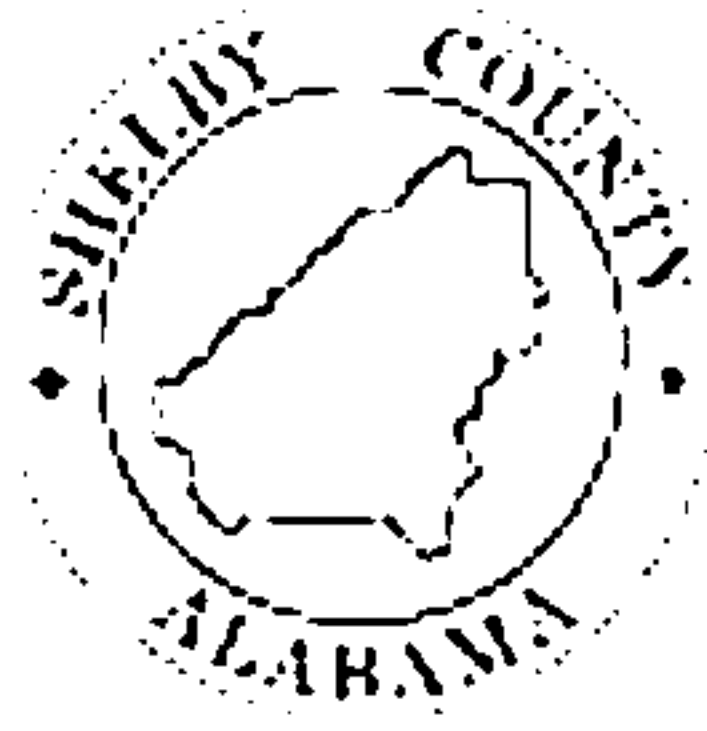
(Seal)  
My Commission Expires: 12/15/2024

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Anna Kenny Baker, whose name is signed as Personal Representative of the Estate of Ronald Michael Kenny aka Ronald Michael Kenney, deceased, Probate Case # PR-2024-000114, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on September 06, 2024.

\_\_\_\_\_  
Notary Public  
(Seal)  
My commission expires: \_\_\_\_\_





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/09/2024 03:36:26 PM  
 \$94.00 BRITTANI  
 20240909000279660

*Allen S. Bayl*

### Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Estate of Ronald Michael Kenny,  
 deceased, Case No. PR-2024-000114

Grantee's Name Dina P. Glass

Mailing Address

Mailing Address 529 Crosscreek Tr  
 Pelham, Alabama 35124

Property Address 529 Crosscreek Tr,  
 Pelham, Alabama 35124

Date of Sale 09/06/2024

Total Purchase Price \$289,000.00

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

X \_\_\_\_\_ Sales Contract

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Other \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 9-6-24

Print Dina P. Glass

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one