

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Emilee Jenkins and Trevor Hughes
725 Talon Cove
Birmingham, AL 35242

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$399,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, The Estate of Angela Ardo vino, deceased (Shelby County, Alabama Probate Case No. PR-2024-000070) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Emilee Jenkins and Trevor Hughes and Travis Hughes, Jr. (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 41, according to the Final Plat of Eagle Trace - Phase 2, as recorded in Map Book 30, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

ANGELA ARDOVINO AND ANGELA C. ARDOVINO WERE ONE AND THE SAME PERSON BEING GANTEE IN DEED RECORDED IN INSTRUMENT 20030408000213140.

Subject to a third party mortgage in the amount of \$399,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of March, 20 25.

The Estate of Angela Ardivino, deceased (Shelby County, Alabama Probate Case No. PR-2024-000070)

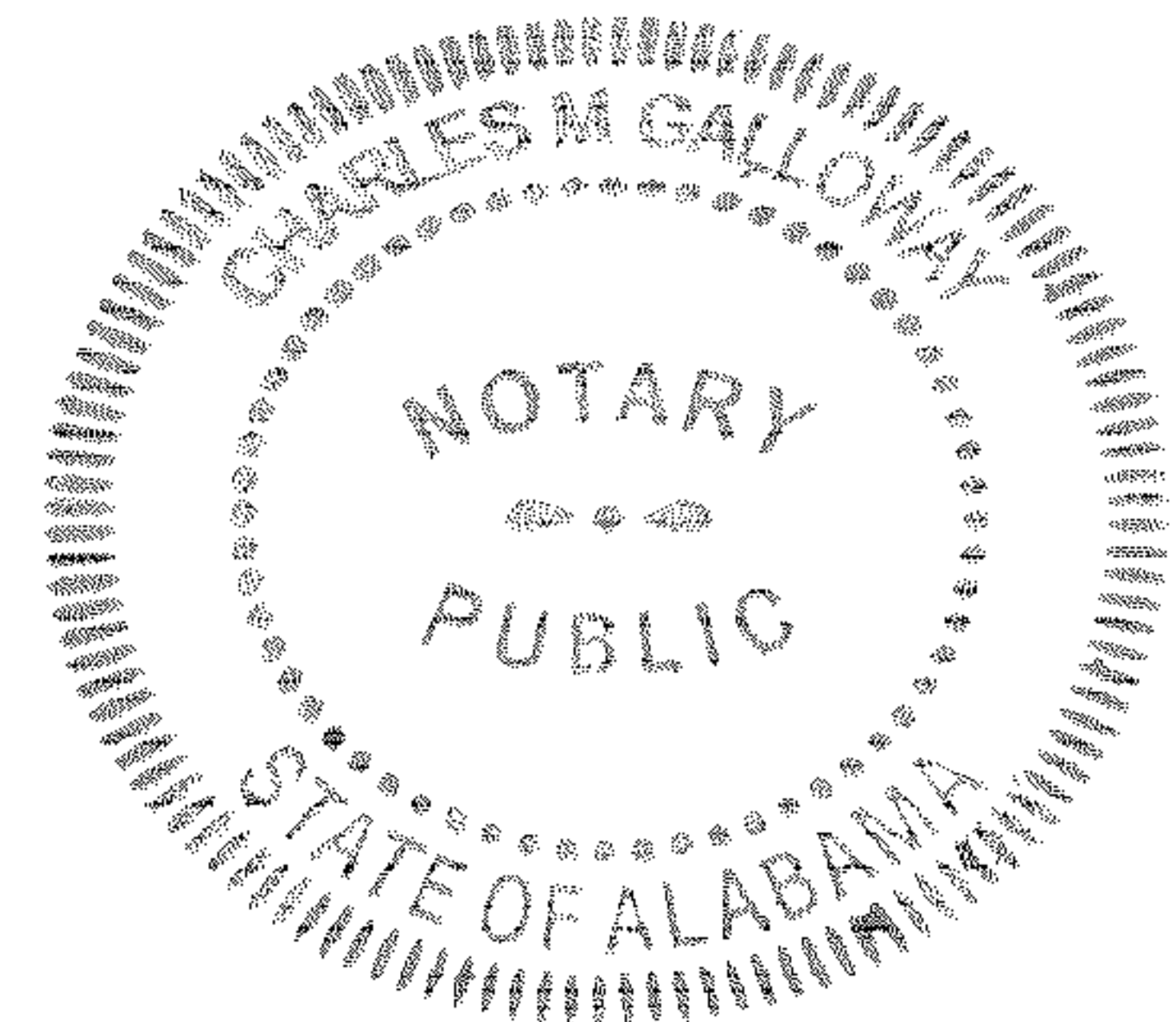
BY: Suzanne A. Anselmo
Suzanne A. Anselmo
Personal Representative

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suzanne A. Anselmo whose name as Personal Representative for The Estate of Angela Ardivino, deceased (Shelby County, Alabama Probate Case No. PR-2024-000070) 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/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 28 day of March, 20 25.

[Signature]
Notary Public
My commission expires: 8-7-2026



Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Angela C. Ardovino, deceased (Shelby County, Alabama Probate Case No. PR-2024-000070)	Grantee's Name	Emilee Jenkins and Trevor Hughes and Travis Hughes, Jr.
Mailing Address	2600 Caldwell Mill Lane Mountain Brook, AL 35243	Mailing Address	205 Inverness Cliffs Drive Birmingham, AL 35242
Property Address	725 Talon Cove Birmingham, AL 35242	Date of Sale	March 28, 2025
		Total Purchase Price	\$399,900.00
		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

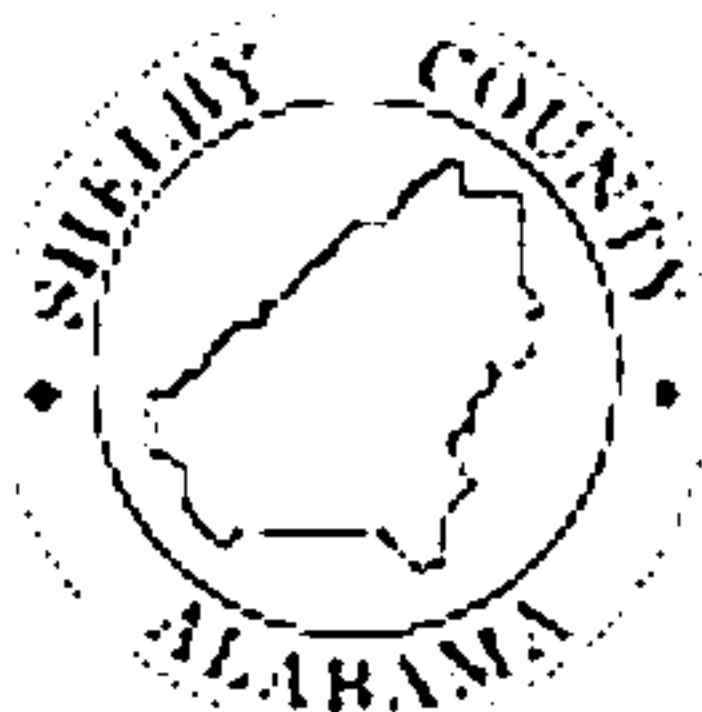
☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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 with 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: March 28, 2025

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 11:28:23 AM
\$31.00 JOANN
20250401000096070

Allen S. Bayl