

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

---

STATE OF ALABAMA

County of Shelby  
Presents:

Send Tax Notice To:  
DALTON YOUNG MAGDON and BARBARA NICOLE COOPER  
345 CREEKSIDE LANE PELHAM AL 35124

THAT IN CONSIDERATION OF THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DONNA L WELLING, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NANCY TOBIN, SHELBY COUNTY CASE#PR-2024-001285 (herein referred to as grantors) do grant, bargain, sell and convey unto DALTON YOUNG MAGDON, and BARBARA NICOLE COOPER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 150, according to the Final Plat of Holland Lakes, Sector Two, Phase Two, as recorded in Map Book 36, page 55, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc. and filed in Instrument 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").**

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

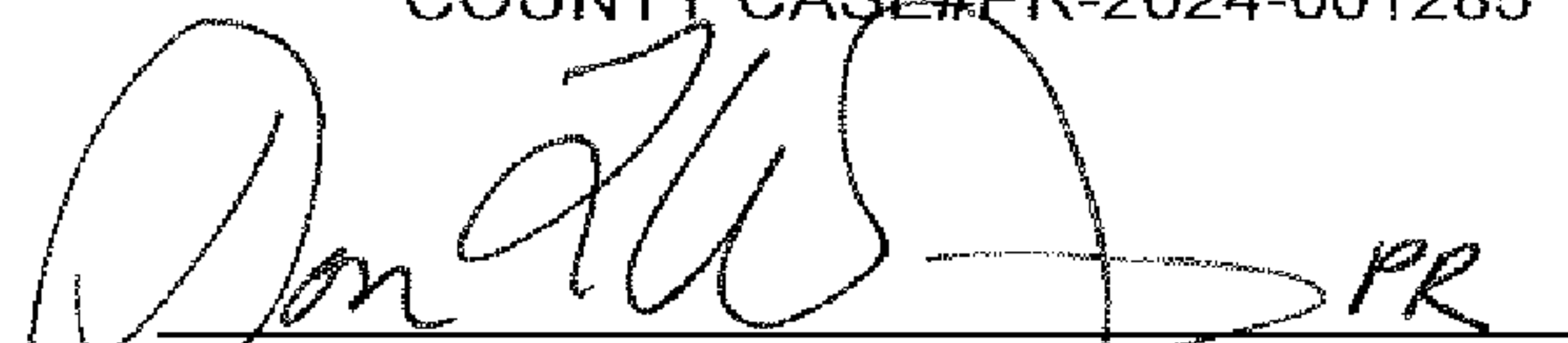
\$297,500.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

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 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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 23<sup>RD</sup> DAY OF APRIL, 2025


THE ESTATE OF NANCY TOBIN, SHELBY COUNTY CASE#PR-2024-001285

  
BY: DONNA L WELLING  
ITS: PERSONAL REPRESENTATIVE

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, The Undersigned, a notary public, hereby certify that DONNA L WELLING whose name(s) as Personal Representative(s) of the Estate of NANCY TOBIN, SHELBY COUNTY, ALABAMA PROBATE CASE #PR-2024-001285 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that DONNA L WELLING in his/her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date. Given under my hand and official seal, this the 23rd day of April, 2025

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 352226

  
Notary Public  
My Commission Expires:

