

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Birmingham, AL 35226

Send Tax Notice to:
Jessica Renee Pennington
45 Maple Ln.
Maylene, AL 35114

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made regarding the status of title or the accurateness of the legal description.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **PERSONAL REPRESENTATIVE'S DEED OF
) DISTRIBUTION**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JESSICA RENEE PENNINGTON, as Personal Representative of the ESTATE OF JERRY PENNINGTON, deceased, Shelby County Case No. PR-2022-000490** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest of the decedent and the estate unto the Grantees, **JESSICA RENEE PENNINGTON and JERRY RAY PENNINGTON** (hereinafter referred to as Grantees), said Grantee being entitled to distribution of certain real property hereinafter described from the estate of the decedent, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

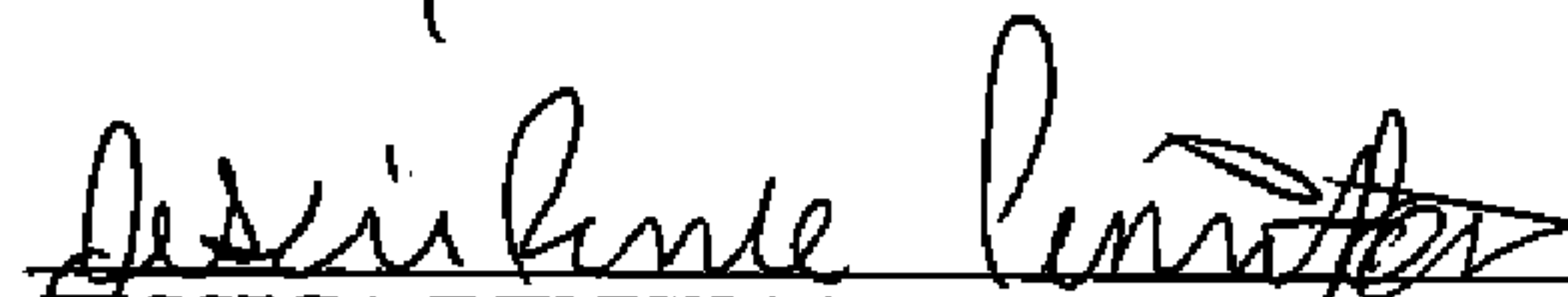
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property Address: 45 Maple Lane, Maylene, AL 35114.

Pamela Pennington, joint grantee, having died on, to-wit: 8/25/2025.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the May 5 day of May, 2025


JESSICA RENEE PENNINGTON, as Personal Representative
of the ESTATE OF JERRY PENNINGTON, deceased, Shelby
County Probate Case No. PR-2022-000490

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JESSICA RENEE PENNINGTON, as Personal Representative of the ESTATE OF JERRY PENNINGTON, deceased, Shelby County Probate Case No. PR-2022-000490, 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 instrument, she, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5 day of May, 2025


NOTARY PUBLIC
My commission expires:

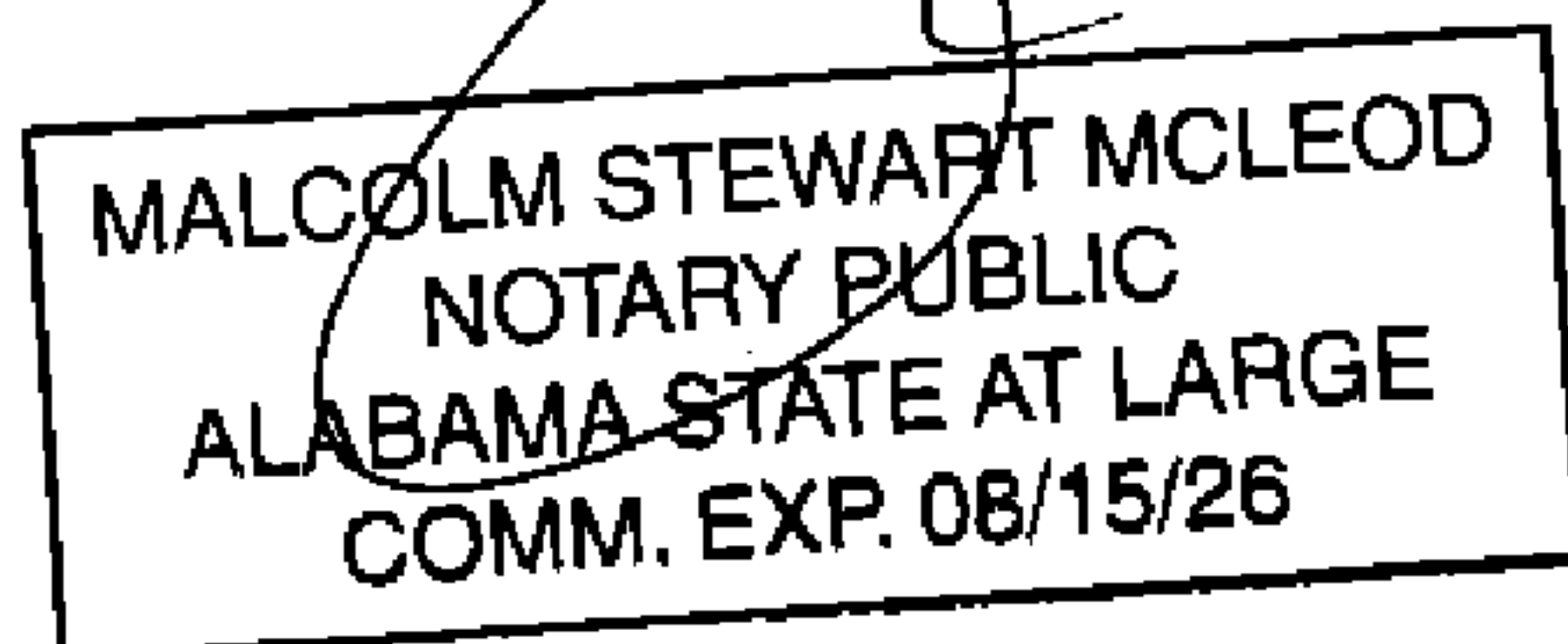


EXHIBIT "A"

From the NW corner of the SW 1/4, Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, run Easterly along the North line of said 1/4 section 1979.34 feet; thence deflect right 87 degrees 15 min. 48 sec. for 458.11 feet; thence deflect right 44 deg. 25 min. 10 sec. for 792.9 feet; thence deflect left 45 deg. 33 min. 28 sec. for 188.56 feet; thence deflect right 90 deg. for 282.4 feet to the beginning point of subject lot; from said point, continue said course for 101 feet; thence deflect right 90 deg. for 215.8 feet, more or less to a fence; thence deflect right 93 deg. 55 min. for 101.2 feet; thence deflect right 86 deg. 05 min. for 208.9 feet, more or less to a fence, to the beginning point.

According to the survey of R.B. Perry, Alabama Registered No. 296, dated June 1, 1984.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>JESSICA RENEE PENNINGTON as P.R. of the ESTATE of JERRY PENNINGTON</u>	Grantee's Name	<u>JESSICA RENEE PENNINGTON & JERRY RAY PENNINGTON</u>
Mailing Address	<u>45 MAPLE LN. MAYLENE, AL 35114</u>	Mailing Address	<u>45 MAPLE LN. MAYLENE, AL 35114</u>
Property Address	<u>45 MAPLE LN. MAYLENE, AL 35114</u>	Date of Sale	<u>May 5, 2025</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$20,000.00</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> P.R. Deed of Distribution

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 May 5, 2025

Print Malcolm S. McLeod

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2025 08:17:47 AM
\$32.00 BRITTANI
20250507000136700

Allen S. Bayl