

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Michael David Newton and Claire Newton
913 Falling Star Ln
Alabaster, AL35007

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$314,900.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Matthew William Penhale and Miriam Williams Penhale, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Michael David Newton and Claire Newton

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

Lot 26, according to the Survey of Apache Ridge, 1st Sector, as recorded in Map Book 12, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$304,390.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Miriam Williams Penhale is one and the same as Miriam Grace Williams who acquired title in Instrument No. 20120919000357000.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 have hereunto set my hand and seal this 9th day of June, 2025.

Matthew William Penhale by Miriam Williams Penhale

**Matthew William Penhale by Miriam Williams Penhale,
Attorney-In-Fact**

Miriam Williams Penhale

Miriam Williams Penhale

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew William Penhale by Miriam Williams Penhale, Attorney-In-Fact**, 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, they, as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

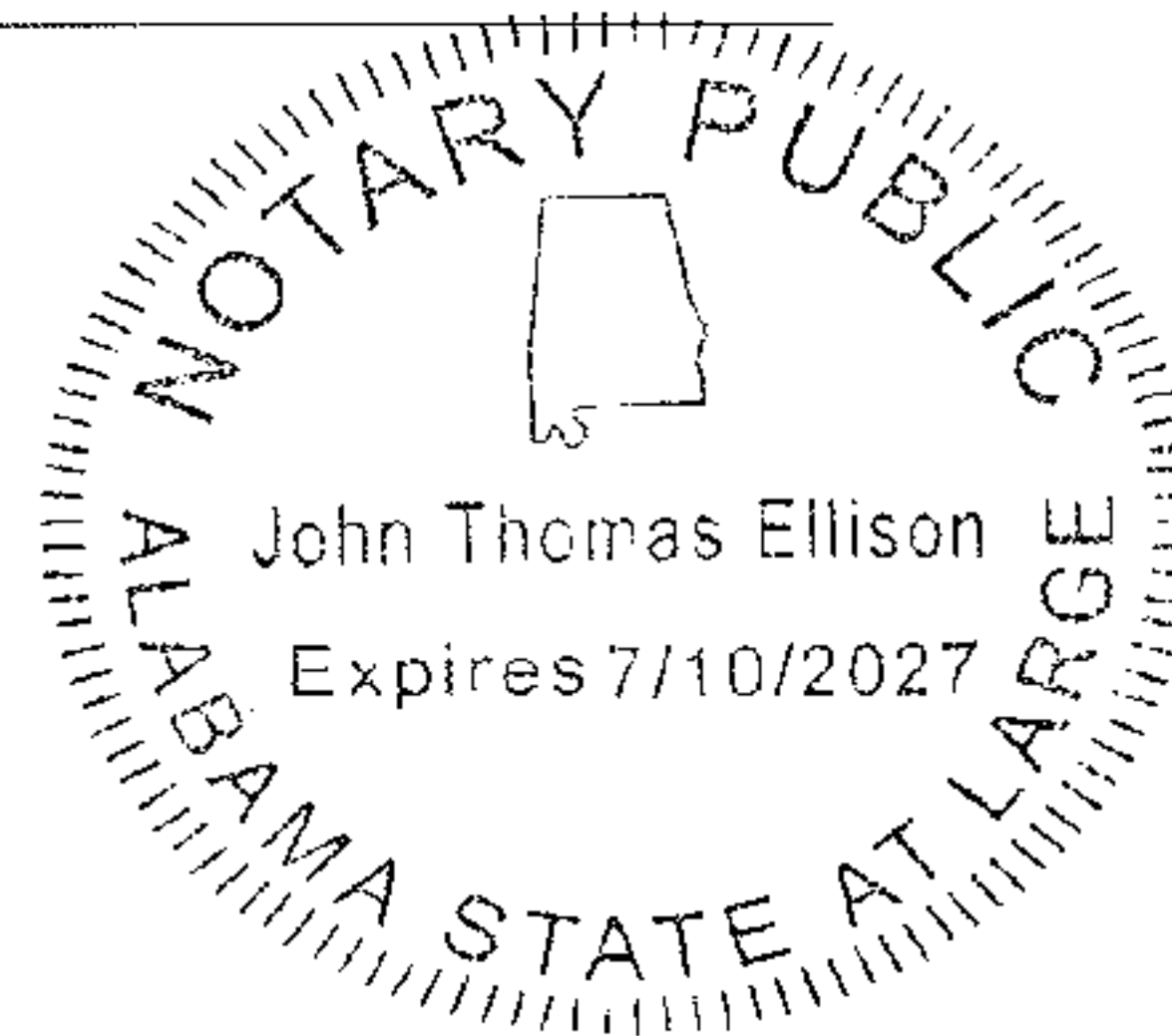
Given under my hand and official seal this **9th day of June, 2025**.

John Thomas Ellison
Notary Public

My Commission Expires:

STATE OF ALABAMA

COUNTY OF JEFFERSON

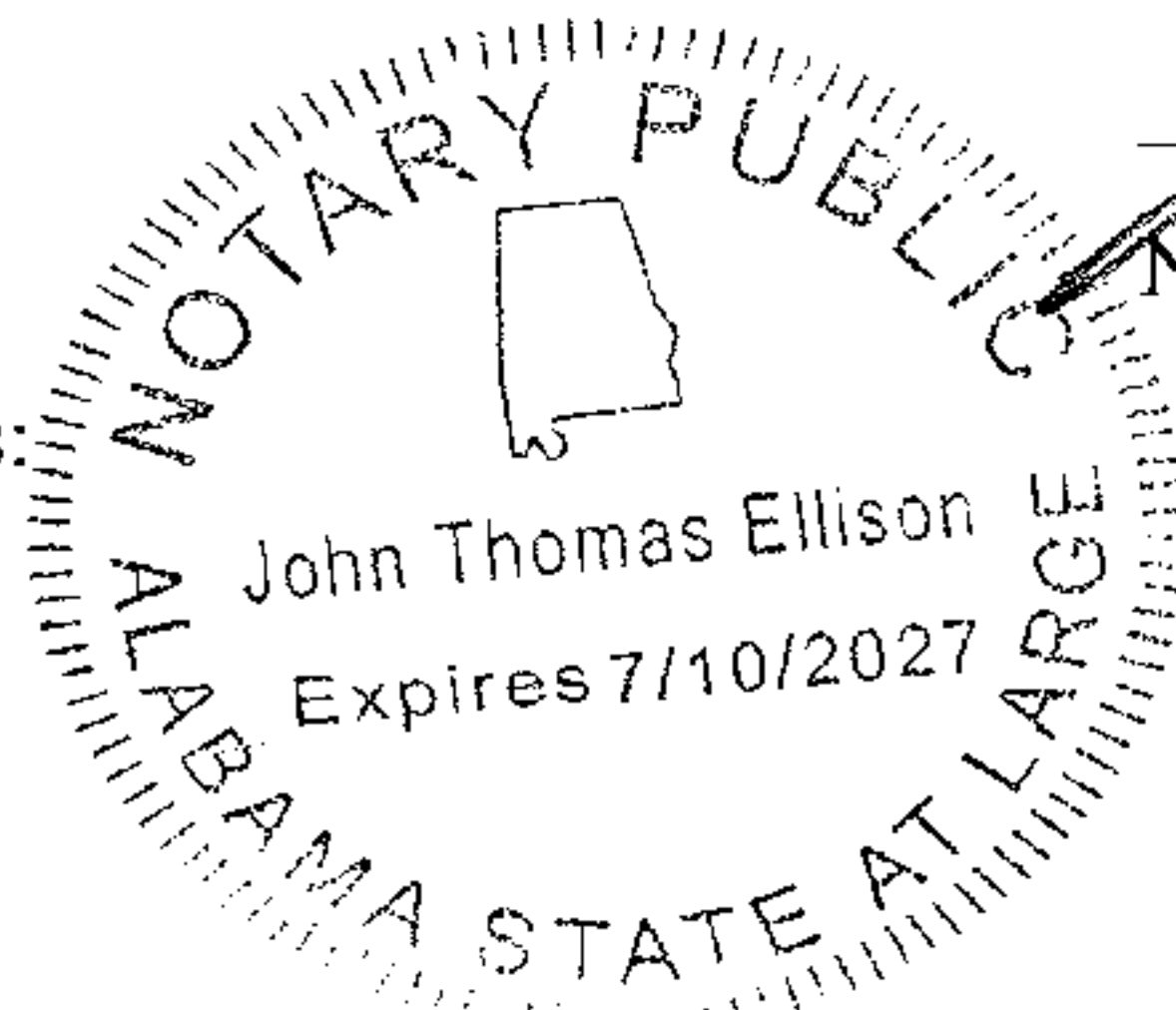


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Miriam Williams Penhale**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **9th day of June, 2025**.

John Thomas Ellison
Notary Public

My Commission Expires:



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

Grantor's Name	Matthew William Penhale and Miriam Williams Penhale	Grantee's Name	Michael David Newton and Claire Newton
Mailing Address	<u>228 Red Bay Dr.</u> <u>Maylene, AL 35114</u>	Mailing Address	<u>913 Falling Star Ln</u> <u>Alabaster, AL 35007</u>
Property Address	<u>913 Falling Star Ln</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>06/09/2025</u>
		Total Purchase Price	<u>\$314,900.00</u>
		or	
		Actual Value	<u>\$</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other _____
☐ Closing Statement	

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 6/9/25

☒ Unattested

(verified by)

Print John Ellison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2025 10:23:10 AM
\$39.00 PAYGE
20250610000177420

Form RT-1

Allen S. Bayl