

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Esq.
152 Main Street, Suite 100
Trussville, AL 35173

Send Tax Notice To:
Jarrod and Alyssa Pineda
3121 Sunny Meadows Lane
Birmingham, AL 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY *

That in consideration of Five Hundred Twenty Thousand and NO/100 Dollars---(\$520,000.00) and other good and valuable consideration paid to the undersigned grantor, **Thomas W. Grigsby and Kevin T. Grigsby as Personal Representatives of the Estate of Hellon W. Grigsby (aka Hellon Earlene Grigsby), deceased, Probate Case #PR-2025-001262**, of 3121 Sunny Meadows Lane, Birmingham, AL 35242 (herein referred to as Grantor, whether one or more) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jarrod Pineda, Alyssa Pineda, James K. Jones, Jr., and Tonja D. Jones**, as joint tenants, with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot C, according to the Survey of Sunny Meadows, Phase Three, as recorded in Map Book 8, Page 171, in the Probate Office of Shelby County, Alabama.

Property Address: 3121 Sunny Meadows Lane, Birmingham, AL 35242

Subject to easements and restrictions of record, and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Consideration herein taken from settlement statement.

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 grantees herein shall take as tenants in common.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 10th day of July, 2025.

Estate of Hellon W. Grigsby (aka Hellon Earlene Grigsby),
Deceased, Probate Case #PR-2025-001262

Thomas W. Grigsby

By: Thomas W. Grigsby, Personal Representative

Kevin T. Grigsby

By: Kevin T. Grigsby, Personal Representative

STATE OF ALABAMA *
JEFFERSON COUNTY *

General Acknowledgment

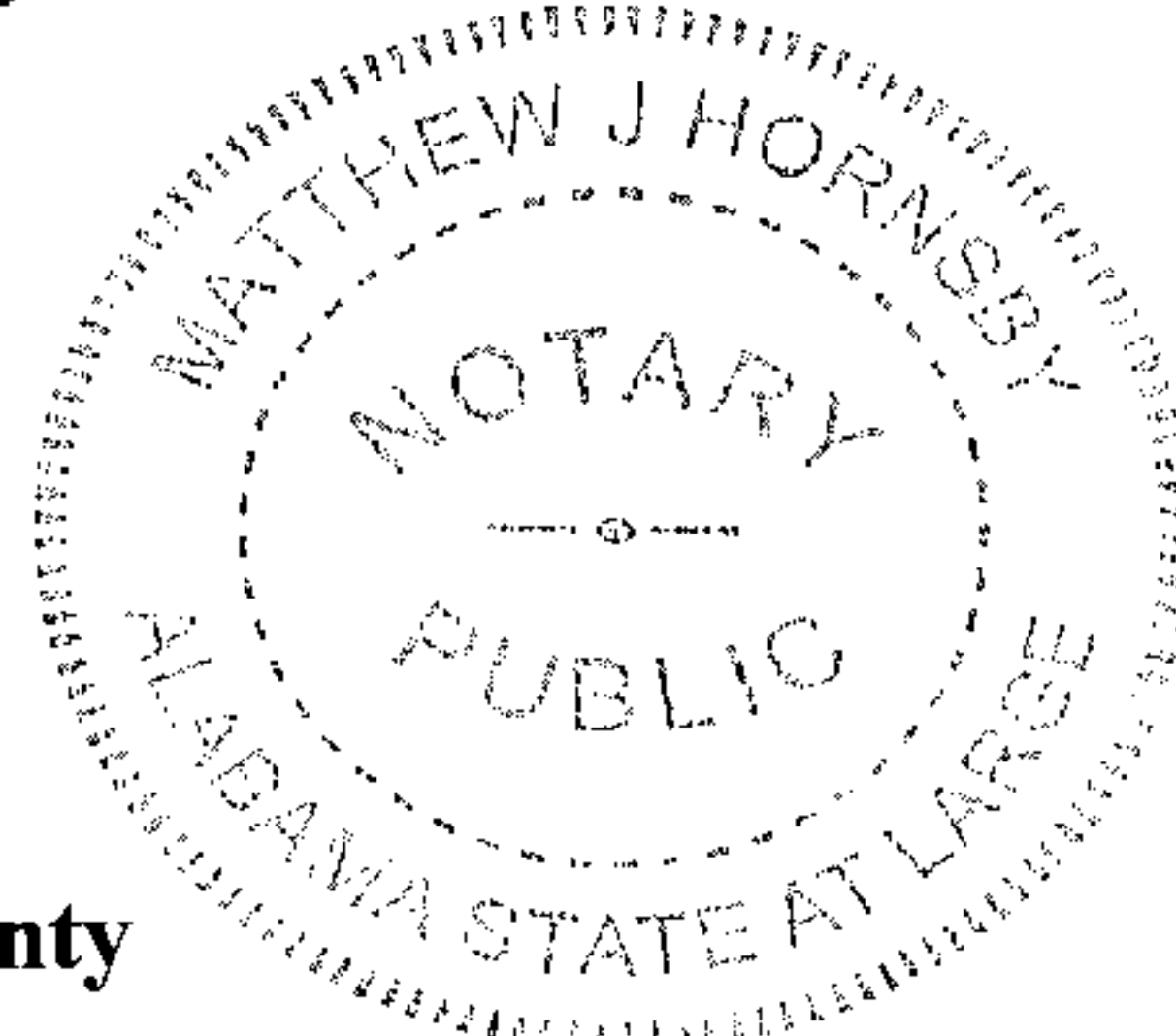
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas W. Grigsby and Kevin T. Grigsby as Personal Representatives of the Estate of Hellon W. Grigsby, (aka Hellon Earlene Grigsby), deceased, Probate Case #PR-2025-001262**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they in their capacities as said personal representatives and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of July, 2025.

My Commission Expires: 9/17/28

Notary Public

Matthew J. Hornsby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2025 08:02:41 AM
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20250711000209310



Alli S. Boyd