

This instrument was prepared by:
Trey Woodrow, Attorney at Law
Post Office Box 924
Alabaster, Alabama 35007

Send Tax Notice to:
Jennifer Ann Cofer
205 Oak Forest Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20250717000216280 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
07/17/2025 08:31:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand Dollars **NO/00 (3,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, the Grantor, Peggy M. Thomas, the sole owner of the property grant, bargain, sell and convey to **Jennifer Ann Cofer and Mark Andrew Shannon as tenants in common (hereinafter GRANTEES)**, for and during their lives, then to their survivors in fee simple, with a reserved life estate for Peggy M. Thomas and Victor Coolidge Thomas, Jr., the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Tanglewood by the Creek, as recorded in Map Book 43, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to easements, building lines, right of way, limitations, if any, or record.

This is also identified in Shelby County Tax Records as Parcel number 23 7 25 2 003 043.000
And by address 357 Tanglewood Circle, Alabaster, AL 35007.

Grantor does hereby grant and/or reserve for herself and Victor Coolidge Thomas, Jr. a life estate in and to the above- described property.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee and his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of July, 2025.

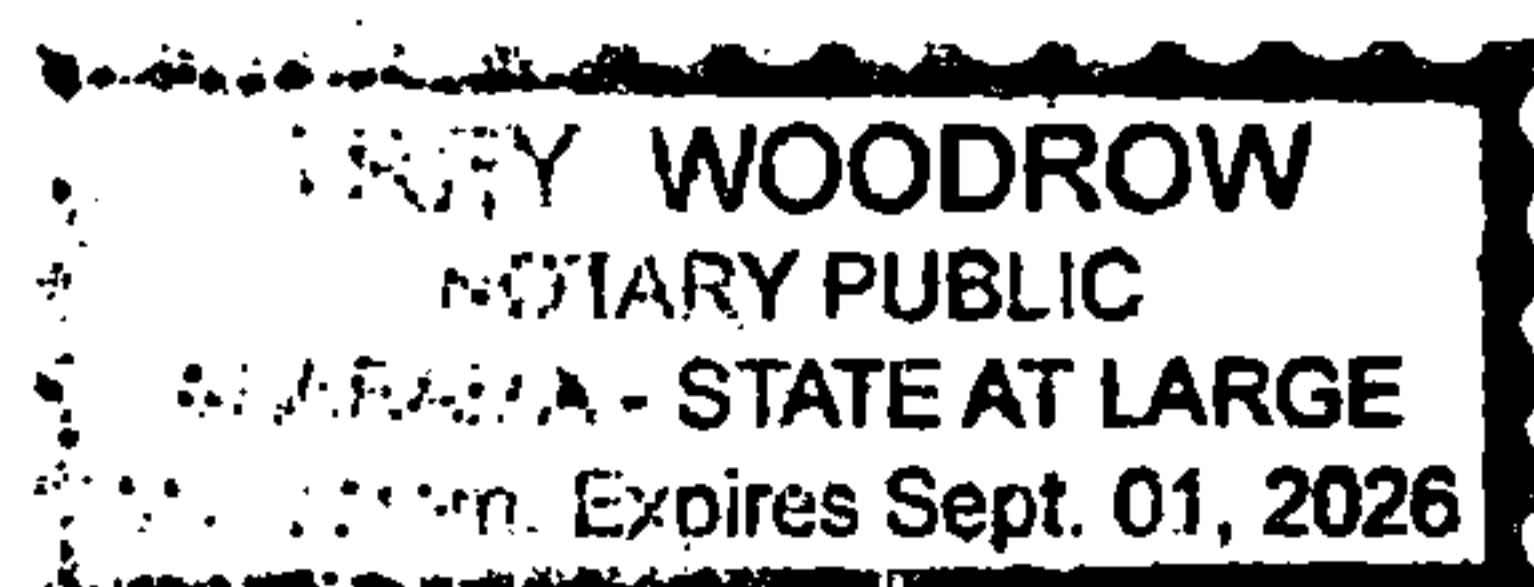

PEGGY M. THOMAS

Shelby County, AL 07/17/2025
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PEGGY M. THOMAS 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 15th day of July, 2025.




Notary Public
My Commission Expires: 9.1.26

Real Estate Sales Validation Form

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

Grantor's Name Peggy Thomas
Mailing Address 205 Oak Forest Dr
Pelham, AL 35124

Grantee's Name Jennifer Cofer
Mailing Address 205 Oak Forest Dr
Pelham, AL 35124

Property Address 357 Tanglewood Circle
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ 3,000

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____



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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 cancelled check

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 7/17/25

Print Jennifer Cofer

Unattested

Sign Jennifer Cofer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one