



20250724000224770 1/2 \$527.00
Shelby Cnty Judge of Probate, AL
07/24/2025 11:39:55 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

No title examination was
requested or performed
in connection with the
preparation and execution
of this deed

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that BRENDA J. COVINGTON (also known as BRENDA B. COVINGTON), an unmarried woman (hereinafter referred to as the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, acknowledged by the said Grantor to have been in hand paid by BRENDA J. COVINGTON, as Trustee of the BRENDA J. COVINGTON REVOCABLE TRUST governed by instrument dated February 27, 2009 (hereinafter referred to as the "Grantee"), this day bargained and sold and by these presents does, subject to the matters herein contained, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, her successors and assigns, that real property situated and lying in the County of Shelby, State of Alabama, described as follows:

Lot 2178, Kirkwall at Ballantrae Phase 4, as map appears of record in

Plat Book 48, Page 54 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the property unto the Grantee, her successors and assigns, forever.

The property is conveyed subject to existing utility and drainage easements, rights of way, restrictive covenants, all outstanding oil, gas and other mineral interests and all rights in connection therewith previously reserved by or conveyed to others, and all other matters applicable to said property and of record in the Office of the Judge of Probate of Shelby County, Alabama and to zoning

Shelby County, AL 07/24/2025
State of Alabama
Deed Tax: \$502.00



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restrictions and building set back lines, if any, as well as to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due.

Property Address: 475 Ballantrae Rd., Pelham, AL 35124-6250.

The value conveyed hereby is \$501,600.00 based on the Shelby County Revenue Commissioner's 2025 assessed fair market value.

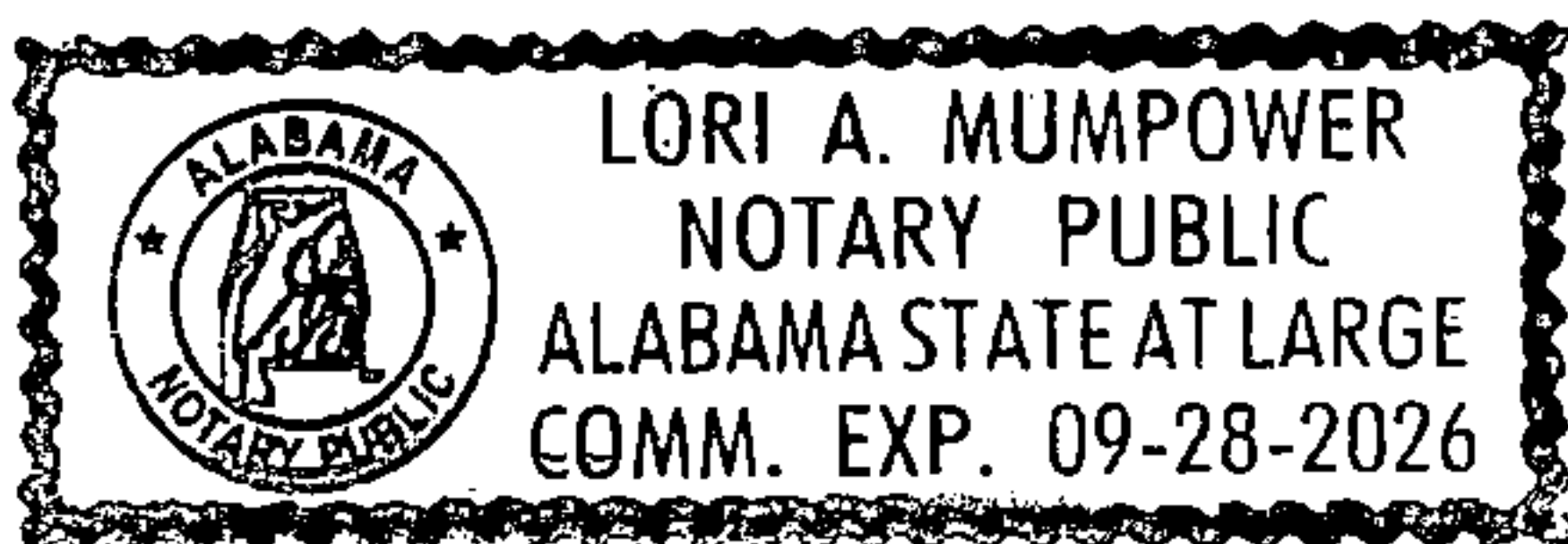
IN WITNESS WHEREOF, the said Grantor has executed this deed on this 24 day of July, 2025.

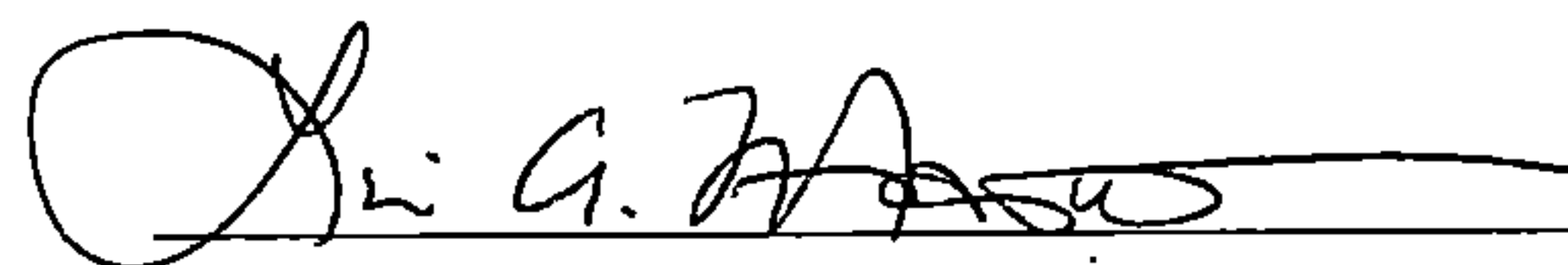

BRENDA J. COVINGTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that BRENDA J. COVINGTON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 24th day of July, 2025.




NOTARY PUBLIC
My Commission Expires: 09/28/2026

Grantor's address:
475 Ballantrae Rd.,
Pelham, AL 35124-6250

Grantee's address:
475 Ballantrae Rd.,
Pelham, AL 35124-6250

This Instrument Prepared by:
R. Mark Kirkpatrick, Esq.
COALE, DUKES, KIRKPATRICK & CROWLEY, P.C.
2610-B Dauphin Street, Suite 101
Mobile, Alabama 36606
Telephone: (251) 471-2625

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