

THIS INSTRUMENT PREPARED BY:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

SEND TAX NOTICE TO:  
Charles Conner and Sarah Conner  
436 Perkins Landing Cove  
Columbiana, AL 35051

**GENERAL WARRANTY DEED  
JOINT RIGHTS OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SIX HUNDRED SEVENTY SEVEN THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$677,100.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to **Gilbert B. Covey, Jr. and Donna Garrett Covey, husband and wife** (hereinafter referred to as "Grantors"), whose address is 10133 Carolynne Drive, St Louis, MO 63128, the receipt and sufficiency of which is hereby acknowledged, by **Charles Conner and Sarah Conner** (hereinafter referred to as "Grantees"), whose address is 436 Perkins Landing Cove, Columbiana, AL 35051, hereby grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Lot 15, according to survey of Perkins Landing Sectors 1 & 2, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama, together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map Book 27, page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E as recorded in Map 27, page 130 and that certain resurvey of Lot 15 and Common Area E of a Resurvey of Lots 14, 15, 28, 29 and Common Area "E" Perkins Landing Sector 2 as recorded in Map Book 36, Page 54, in the Probate Office of Shelby County, Alabama.**

Property Address: **436 Perkins Landing Cove, Columbiana, AL 35051**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

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

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the successors and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the 27th day of February, 2026.

Gilbert B. Covey, Jr.  
Gilbert B. Covey, Jr.

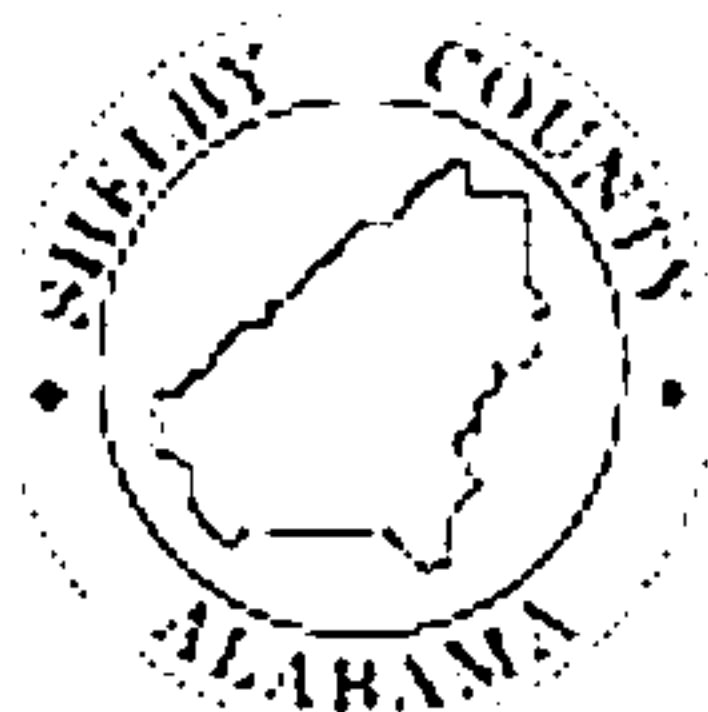
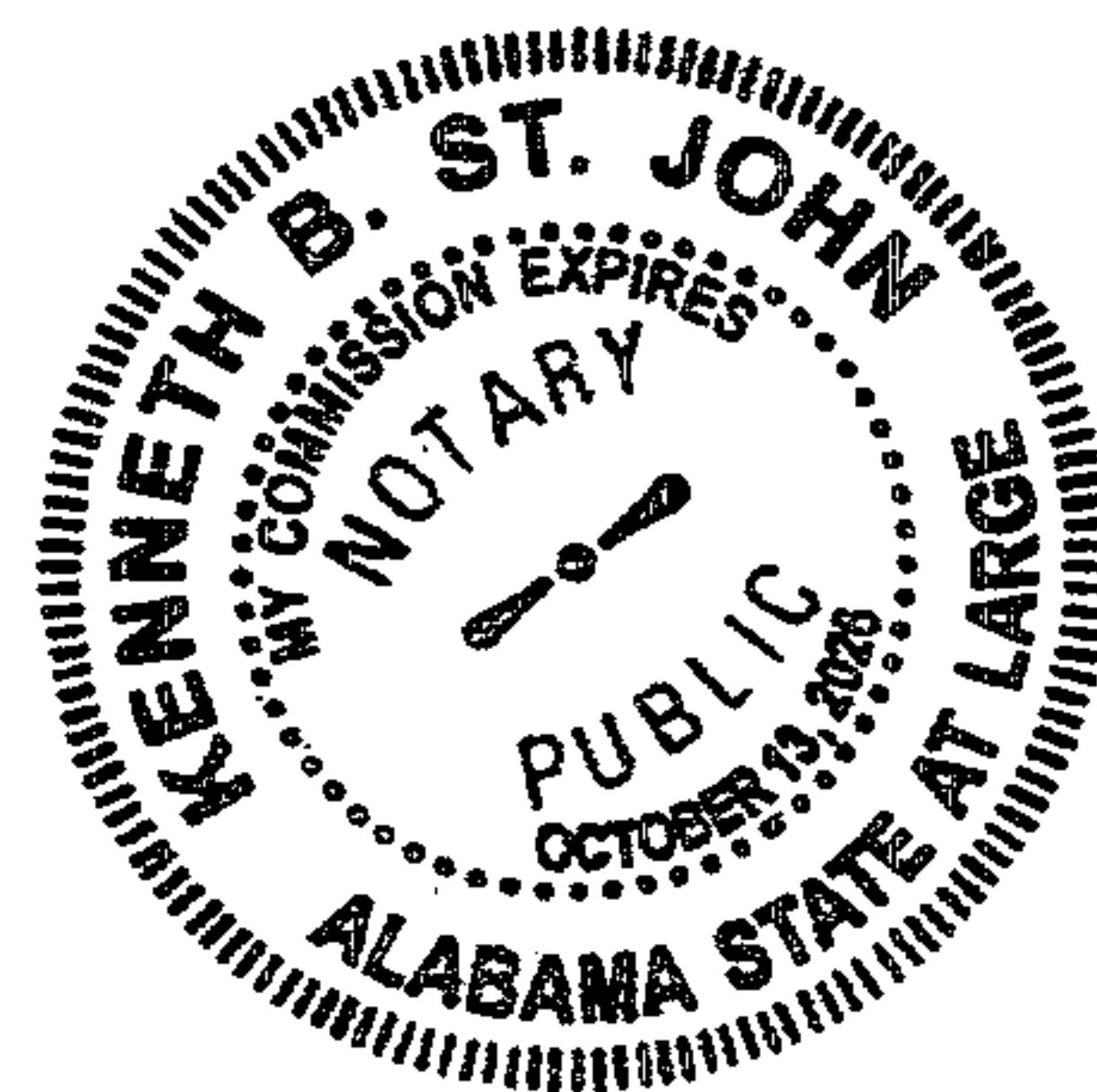
Donna Garrett Covey  
Donna Garrett Covey

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gilbert B. Covey, Jr. and Donna Garrett Covey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2026.

Kenneth B. St. John  
Notary Public: Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/02/2026 08:19:54 AM  
\$702.50 KELSEY  
20260302000057280

Allie S. Bayl