



20260320000080670 1/3 \$152.50  
 Shelby Cnty Judge of Probate, AL  
 03/20/2026 09:17:27 AM FILED/CERT

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
 FOSTER D. KEY, ATTORNEY AT LAW  
 POST OFFICE BOX 360345  
 BIRMINGHAM, ALABAMA 35236  
 (205) 987-2211

PLEASE SEND TAX NOTICE TO:  
 JASON MICHAEL IRVIN, LESLEY ELIZABETH IRVIN, CARL  
 W. PENNINGTON and MARY JANE PENNINGTON  
 108 SOUTHERN HILLS PARKWAY  
 CALERA, ALABAMA 35040

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, CARL W. PENNINGTON and wife, JANE PENNINGTON, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JASON MICHAEL IRVIN, LESLEY ELIZABETH IRVIN, CARL W. PENNINGTON and MARY JANE PENNINGTON, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them joint with right of survivorship in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 11, according to the Survey of Southern Hills, Sector Four, as recorded in Map Book 15, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Building and setback lines, easements, restrictions, covenants and conditions of record.
3. Mining and mineral rights excepted.

The sole purpose of this conveyance is to add son and his spouse to the deed and to vest the property with right of survivorship with all four of us.

Jane Pennington and Mary Jane Pennington is one and the same person.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them joint with right of survivorship in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

Shelby County, AL 03/20/2026  
 State of Alabama  
 Deed Tax: \$121.50



20260320000080670 2/3 \$152.50  
Shelby Cnty Judge of Probate, AL  
03/20/2026 09:17:27 AM FILED/CERT

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, we have hereunto set our hands and seals this 13<sup>th</sup> day of March, 2026.

Carl W Pennington  
CARL W. PENNINGTON

Jane Pennington  
JANE PENNINGTON

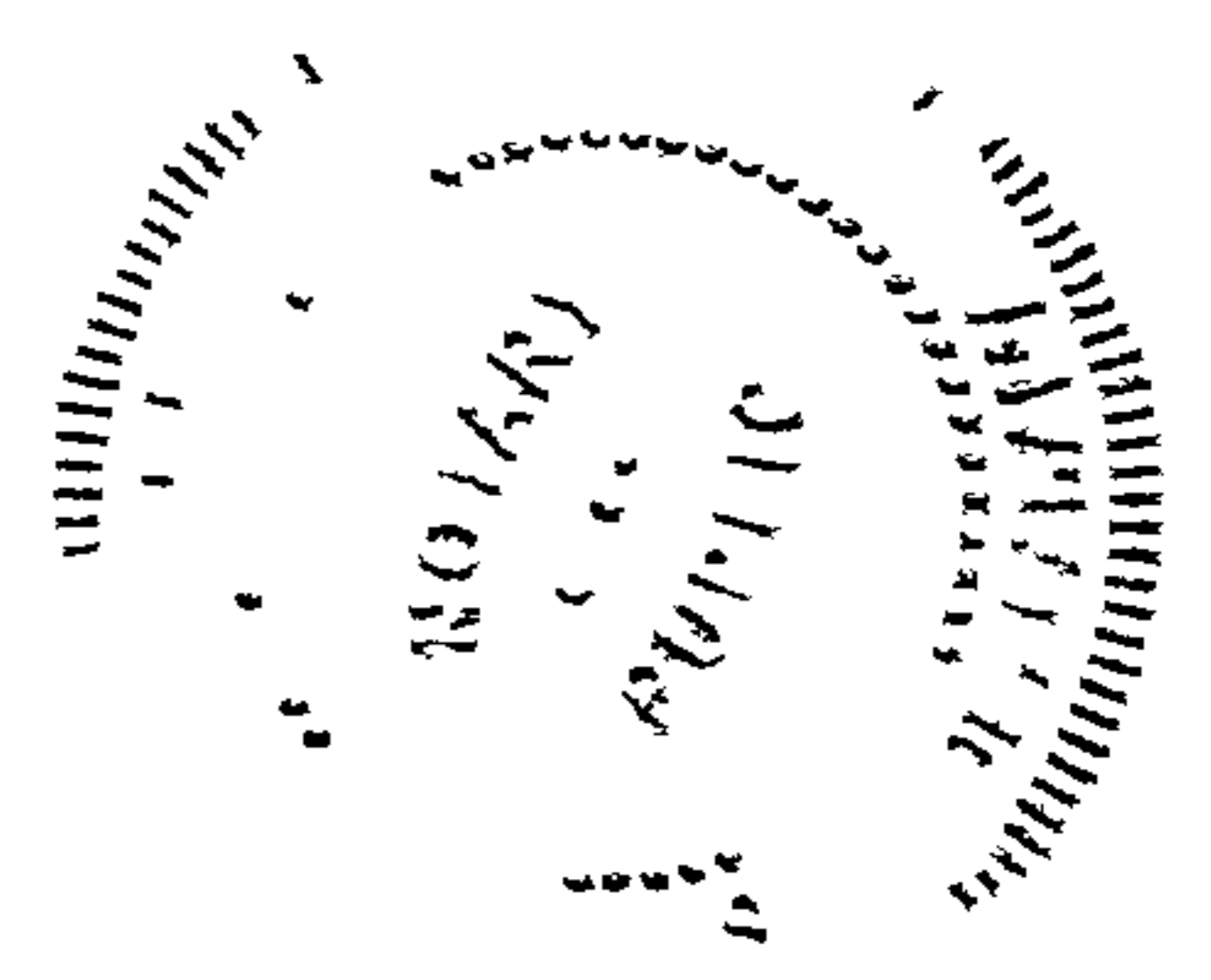
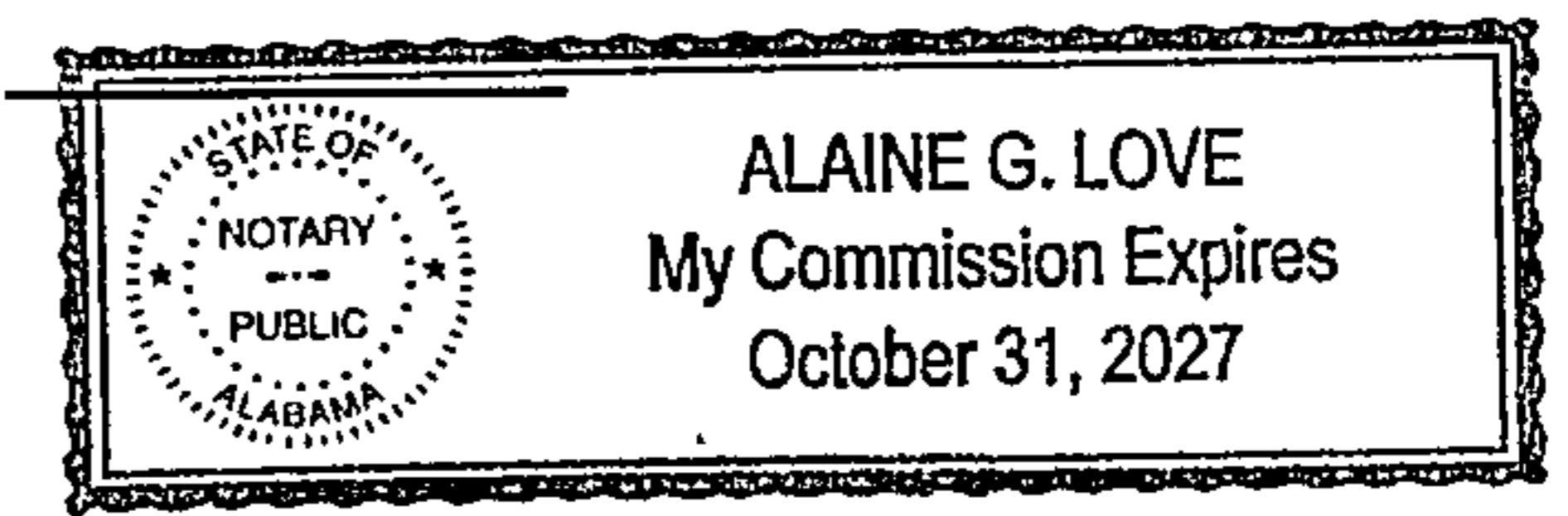
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that CARL W. PENNINGTON and wife, JANE PENNINGTON, 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 13<sup>th</sup> day of March, 2026.

Alaine G. Love

NOTARY PUBLIC  
My Commission Expires:





20260320000080670 3/3 \$152.50  
 Shelby Cnty Judge of Probate, AL  
 03/20/2026 09:17:27 AM FILED/CERT

**Grantor's Name:**  
 CARL W. PENNINGTON and wife, JANE PENNINGTON

**Grantee's name:**  
 JASON MICHAEL IRVIN, LESLEY ELIZABETH IRVIN,  
 CARL W. PENNINGTON and MARY JANE PENNINGTON

**Mailing Address:**  
 108 SOUTHERN HILLS PARKWAY  
 CALERA, ALABAMA 35040

**Mailing Address:**  
 108 SOUTHERN HILLS PARKWAY  
 CALERA, ALABAMA 35040

**Property Address:**  
 108 Southern Hills Parkway  
 Calera, AL 35040

**Date of Sale:** March 13, 2026

**Total Purchase Price:** \$

or

**Actual Value**

or

**Assessor's Market Value** \$242,300.00

**1/2 VALUE** \$121,150.00 **ADDING SON AND HIS SPOUSE**

- Bill of Sale
- Sales Contract
- Closing Statement

- Front of Foreclosure Deed
- Appraisal
- Other TAX ASSESSOR