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11/17/2021 09:01:29 AM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Dean Harvison
Tori Harvison
5650 Double Oak Lane
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine Hundred Seventy Thousand Dollars and No Cents (\$970,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Melisa C. Zwilling, an unmarried person, whose mailing address is:

3304 Brook Highland Cir Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dean Harvison and Tori Harvison, whose mailing address is:

5650 Double Oak Lane, Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 5650 Double Oak Lane, Birmingham, AL 35242 to-wit:

Lot 18, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Easement and right of way for Driveway

Commence at the Northwest corner of Lot 19, according to the Final Plat of Mountain Crest Estates as recorded in Map Book 32, Page 76 in the Probate Office of Shelby County, Alabama and run North 58° 09'33" East along the Southeast right-of-way line of Double Oak Lane for 107.20 feet to the Point of Beginning of the easement herein described; thence continue along the last described course for 9.70 feet to the Point of Beginning of a curve to the right having a radius of 25.0 feet; thence run along said curve and said right-of-way line for 23.04 feet to the end of said curve and the Point of Beginning of a curve to the left having a radius of 66.00 feet; thence run along said curve and said right-of-way line for 24.25 feet; thence run South 35°51'42" East along the Northeast line of said Lot 19 for 37.36 feet; thence run North 77°47'40" West for 62.70 feet; thence run North 45°58'08" West for 20.40 feet to the Point of Beginning.

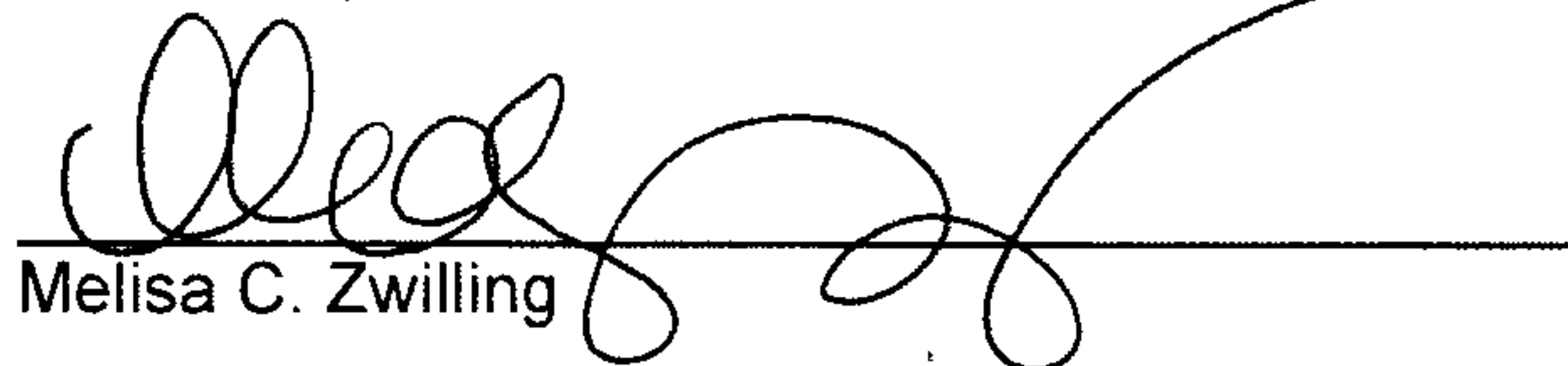
Subject to: All easements, restrictions and rights of way of record.

\$873,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 the grantees herein shall take as tenants in common.

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

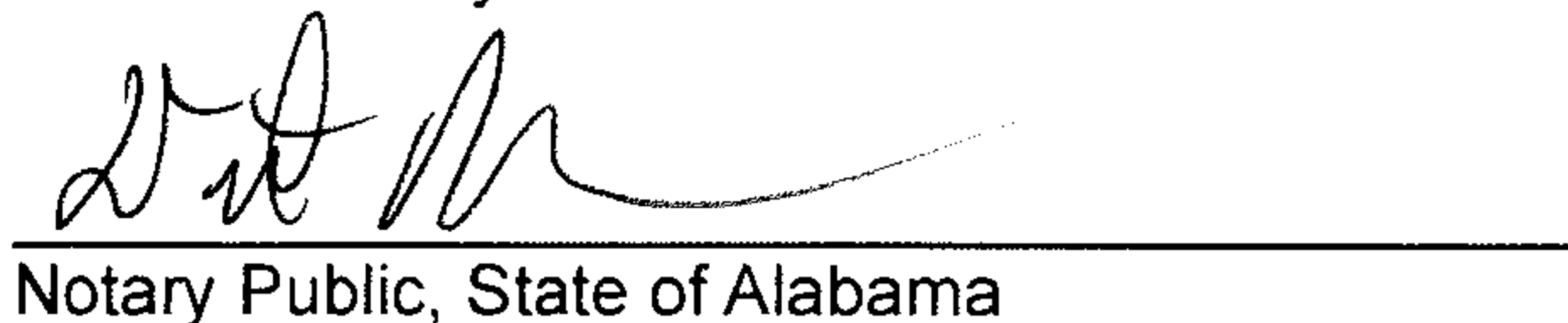
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 15 day of November, 2021.


Melisa C. Zwilling

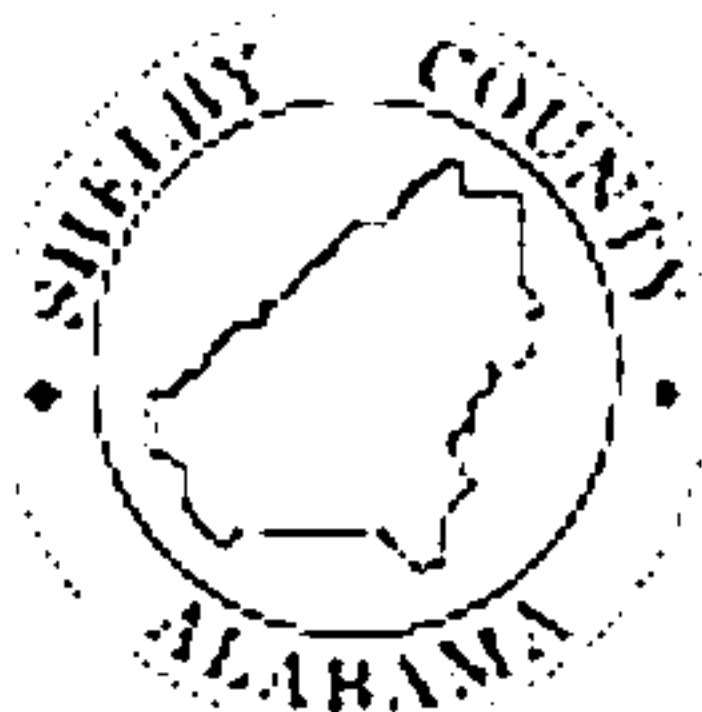
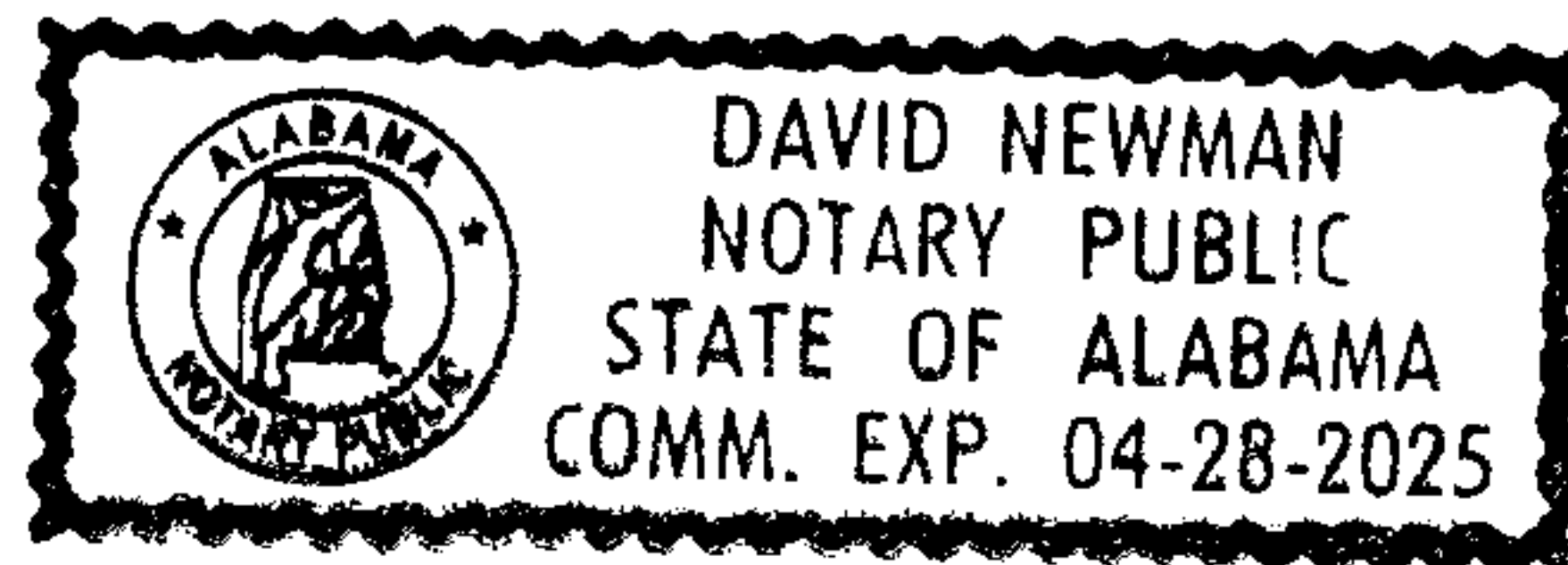
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melisa C. Zwilling, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2021.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2021 09:01:29 AM
\$122.00 KIMBERLY
20211117000552470

