

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Peyton Dean  
Christopher Dean  
149 Spring St.  
Calera, AL 35040

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Five Thousand Dollars and No Cents (\$205,000.00)** 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

**Zoette Dobbert, an unmarried person, and Brandon Martella and Erica Martella, a married couple, whose mailing address is:**

197 Oakwell Street, Calera, AL 35040

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

**Peyton Dean and Christopher Dean, whose mailing address is:**

149 Spring Street, Calera, AL 35040

(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: 149 Spring St., Calera, AL 35040 to-wit:

Lot 96, according to the survey of Summerchase, phase 4, as recorded in Map Book 26, page 111, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

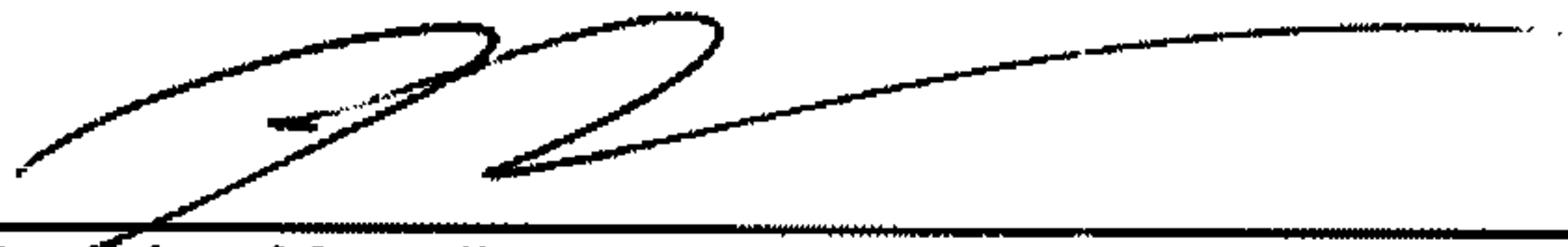
Subject to: All easements, restrictions and rights of way of record.

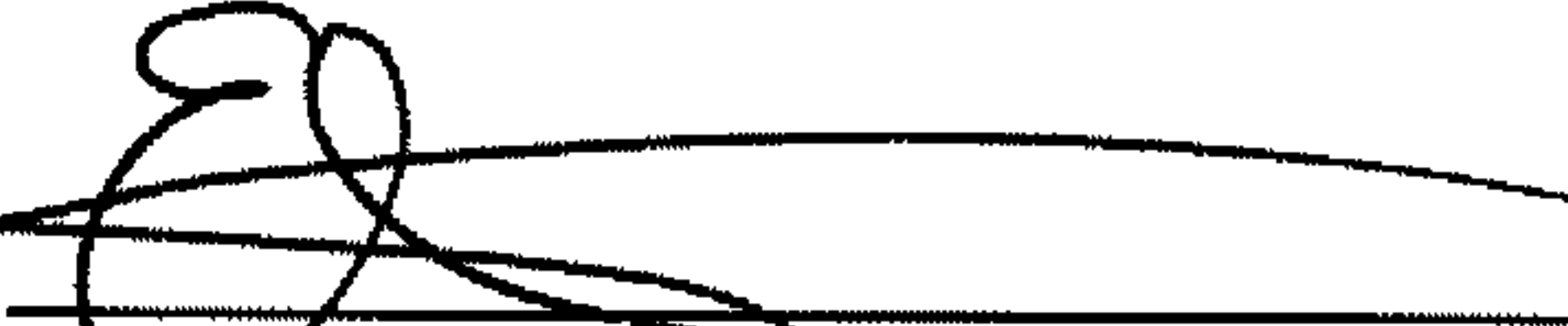
\$205,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrant 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 7<sup>th</sup> day of December, 2021.

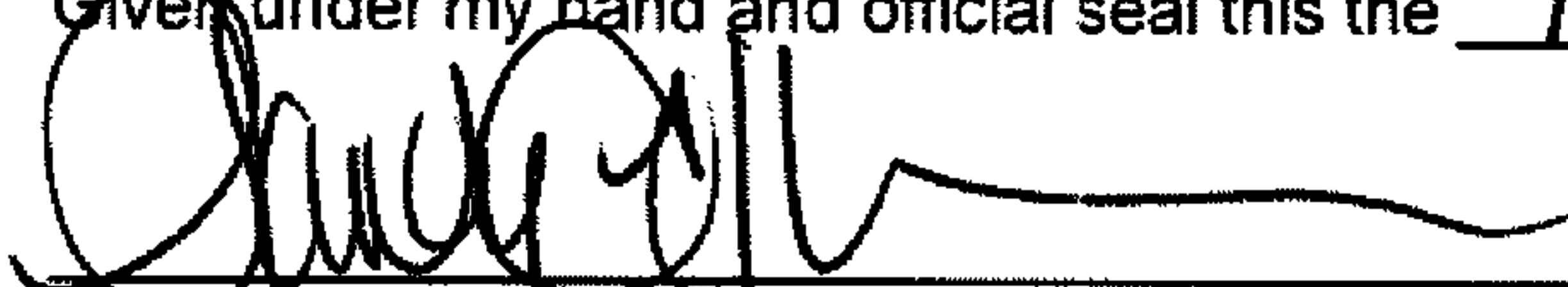
  
\_\_\_\_\_  
Brandon Martella

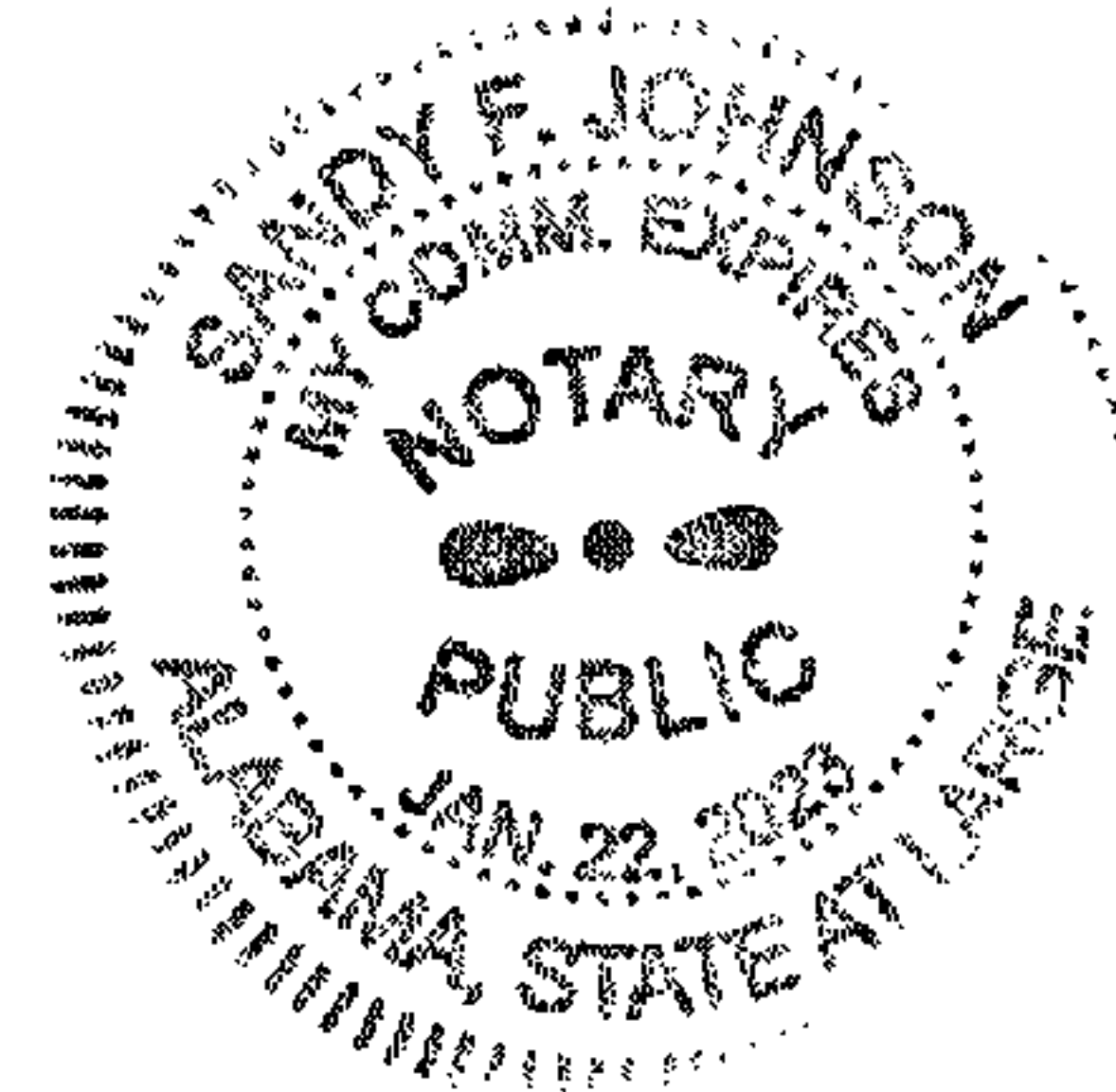
  
\_\_\_\_\_  
Erica Martella

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zoette Dobbert, Brandon Martella, and Erica Martella, 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 7<sup>th</sup> day of December, 2021.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Sandy F. Johnson  
\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: January 22, 2023



IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 25<sup>th</sup> day of November, 2021.

  
Zoette Dobbert

State of \_\_\_\_\_  
County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zoette Dobbert, 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 \_\_\_\_\_ day of November, 2021.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*SEE ATTACHED*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento)

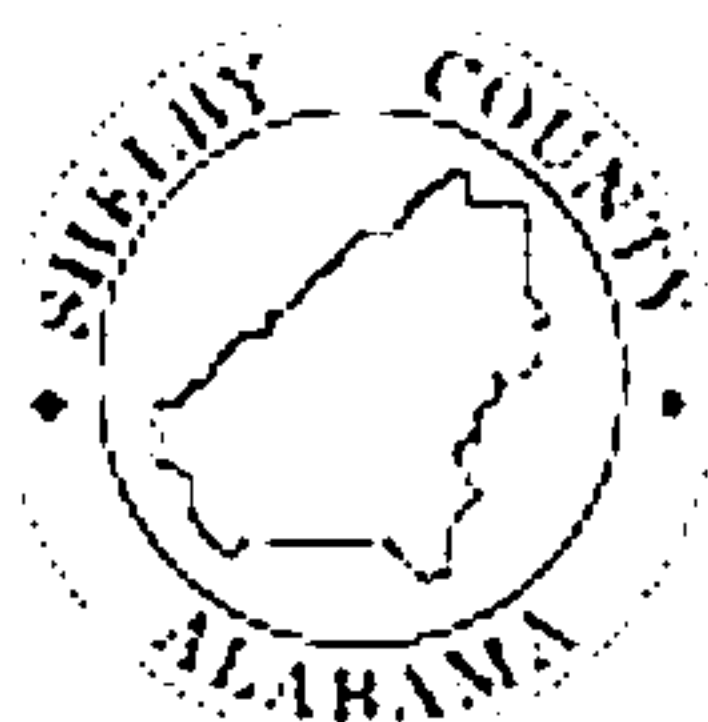
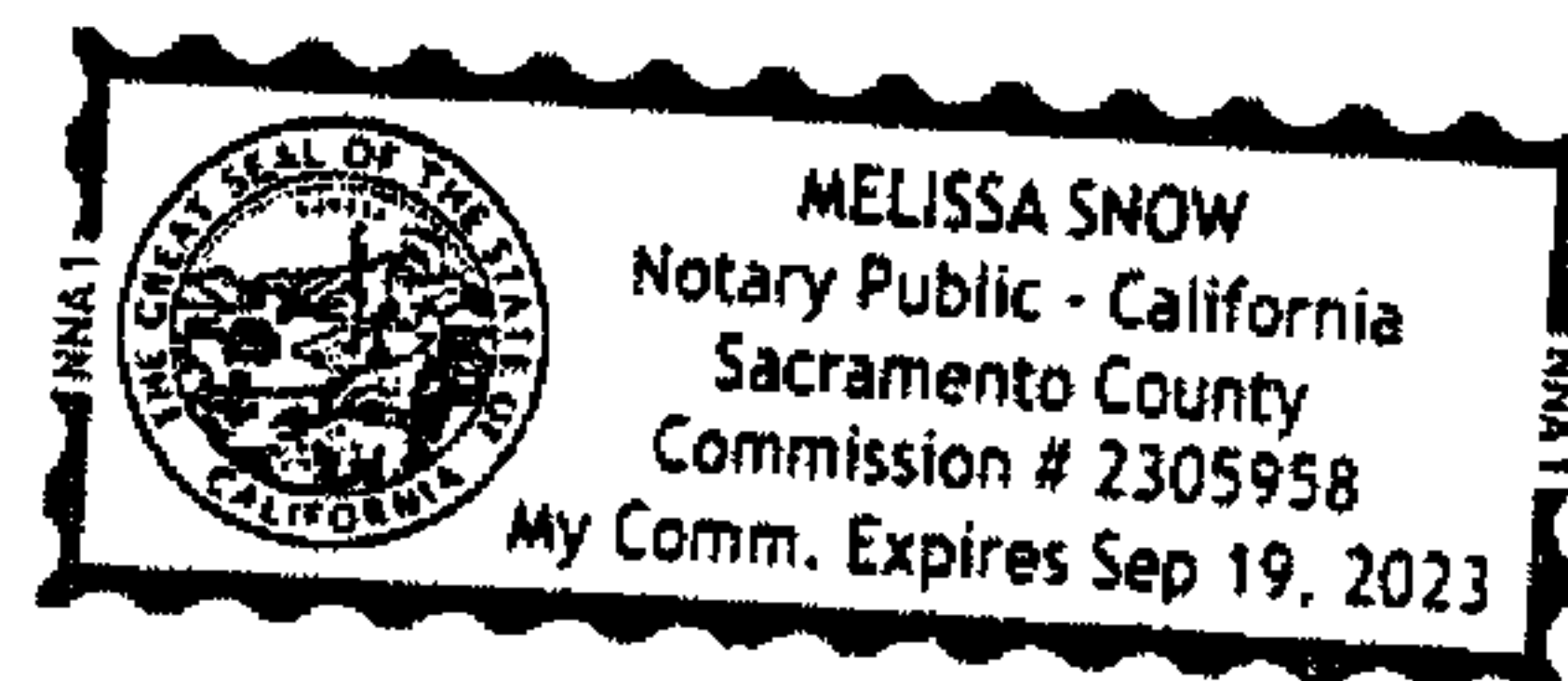
On 11/23/21 before me, Melissa Snow, Notary Public  
(insert name and title of the officer)

personally appeared Zoette Dobbert  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melissa Snow (Seal)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/09/2021 02:00:51 PM  
\$33.00 BRITTANI  
20211209000585870

*Allen S. Bayl*