

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

Send Tax Notice To:  
Matt Roth  
Gerilyn Roth  
4604 S Lakeridge Drive  
Hoover, AL 35244

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Twenty Seven Thousand Dollars and No Cents (\$727,000.00)** 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

**Linda A. Dobbs and Edward Dobbs, wife and husband, whose mailing address is:**

14504 Salt Meadow Drive, Pensacola, FL 32507

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

**Matt Roth and Gerilyn Roth, whose mailing address is:**

4604 S Lakeridge Drive, Hoover, AL 35244

(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: 4604 S Lakeridge Drive, Hoover, AL 35244 to-wit:

Lot 13, according to the Amended Map of Lakeridge Subdivision, as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

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

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 26 day of April, 2022.

Linda A. Dobbs  
Linda A. Dobbs

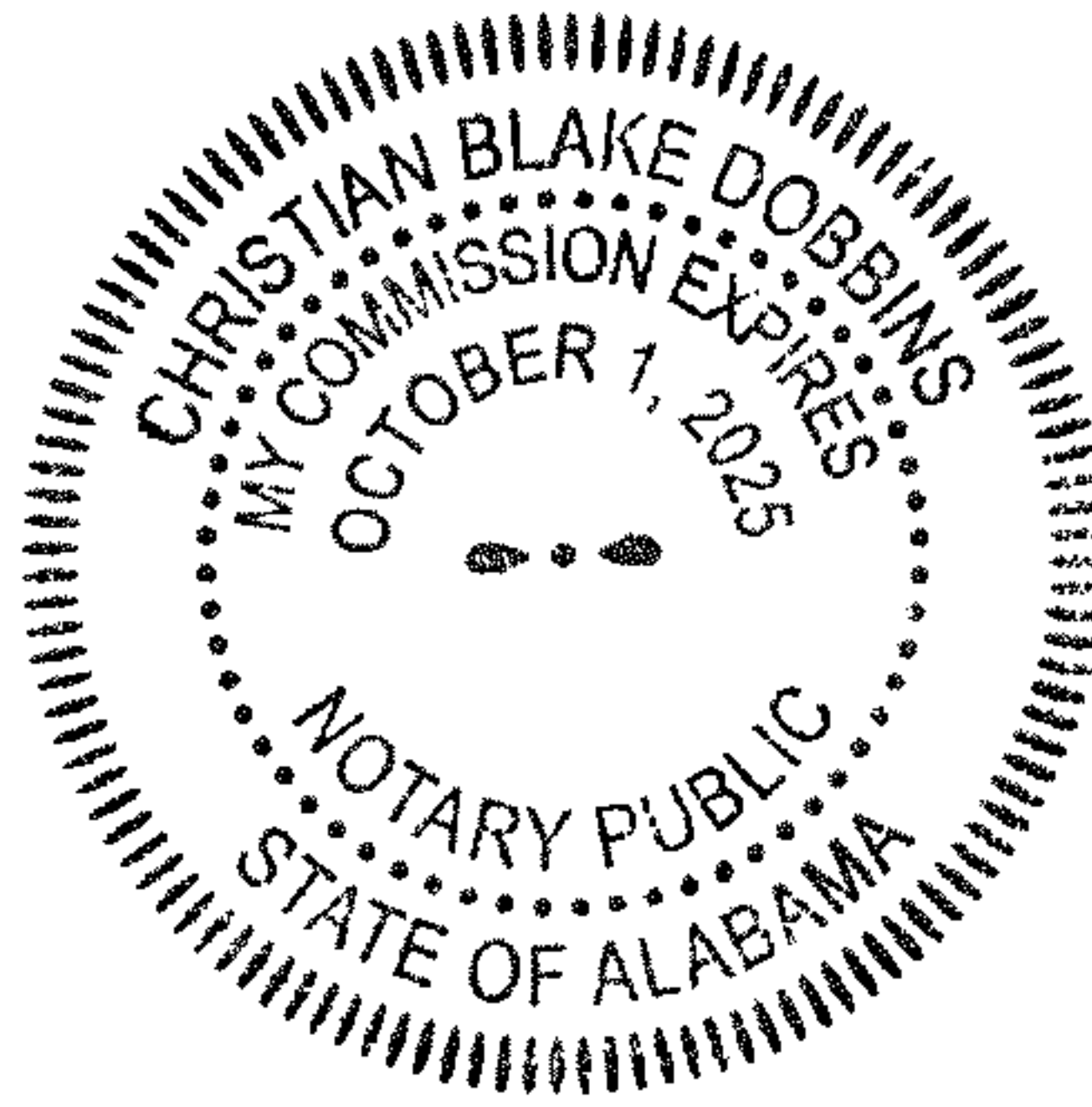
Edward Dobbs  
Edward Dobbs

State of Alabama  
County of Tellusson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda A. Dobbs and Edward Dobbs, 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 26th day of April, 2022.

Christian Blake Dobbins  
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  
04/26/2022 11:57:55 AM  
\$752.00 PAYGE  
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Alle S. Beyl