

Send Tax Notice to:

204 Auburn Rd  
Indian Springs AL 35214

20221114000421120

11/14/2022 08:57:05 AM

DEEDS 1/2

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Ten Thousand and 00/100s Dollars (\$410,000.00)**, 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 where is acknowledged. I or we, **Timothy Dollins and Sara S. Dollins** (herein referred to as grantor, whether one or more) whose mailing address is 821 Middle Street Montgomery AL 35115 grant, bargain, sell and convey unto, **Jessica Danielle Hosey and Denaman Cole Payton** herein referred to as grantees) whose mailing address is 204 Auburn Rd, Indian Springs, AL 35214 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address: **204 Auburn Rd, Indian Springs, AL 35214** to wit:

Lot 12, according to the Survey of Sector Two Spring Garden Estates, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$328,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 10 day of November, 2022

Timothy Dollins

Sara S. Dollins

STATE OF Alabama

Tetters COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Timothy Dollins and Sara S. Dollins** 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 this conveyance, they executed the same voluntarily and with full authority.

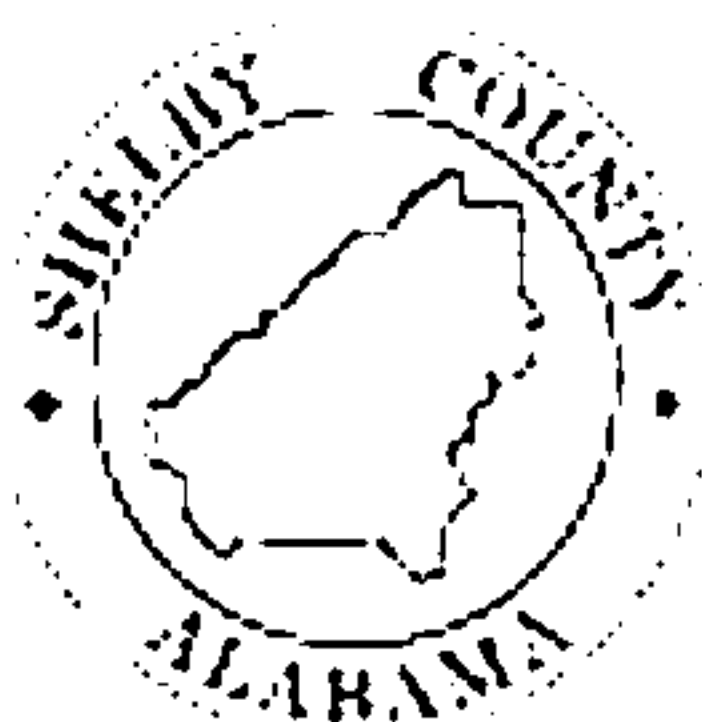
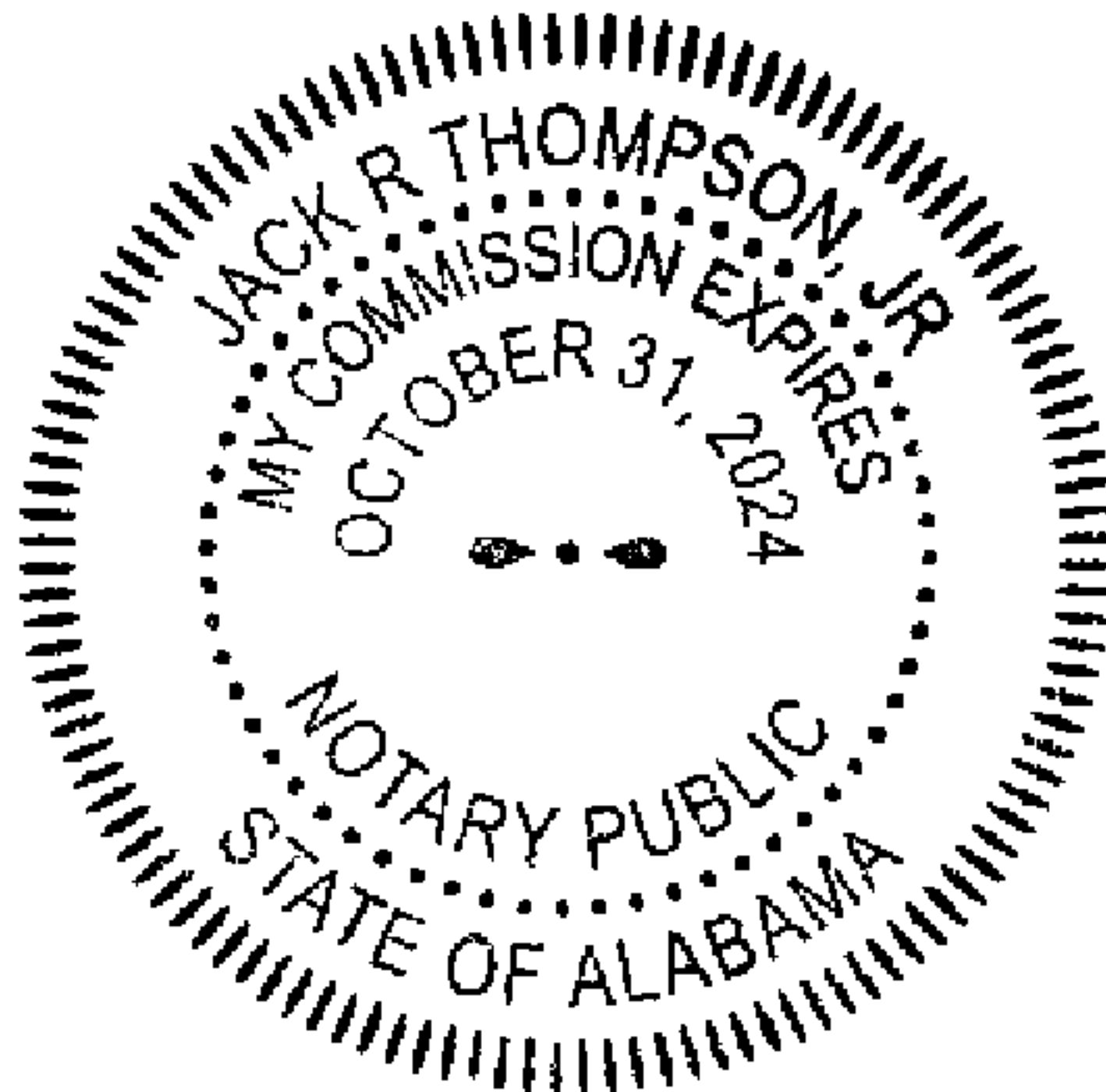
WITNESS my hand and official seal in the county and state aforesaid this the 10<sup>th</sup> day of November, 2022

My Commission Expires: 10/31/2024

Notary Public

(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB3435



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/14/2022 08:57:05 AM  
\$107.00 JOANN  
20221114000421120

Allie S. Bayl