

Send Tax Notice to:

821 Middle St
Montevallo AL 35115

20221114000421150

11/14/2022 09:02:40 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 **Three Hundred Ninety-nine Thousand and 00/100s Dollars (\$399,000.00)**, 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, **Leslie E. White and Cheryl White a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 125 Gardner St Montevallo AL 35115 grant, bargain, sell and convey unto, **Timothy James Dollins and Sara Dollins** herein referred to as grantees) whose mailing address is 821 Middle Street, Montevallo, AL 35115 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: **821 Middle Street, Montevallo, AL 35115** to wit:

Commencing at the Northeast corner of Block No. 11, according to the original plat, or map of the Town of Montevallo, Alabama, and running Northwest along the western side of Middle Street 75 feet; from thence in a Southwest direction and exactly parallel with Valley Street 150 feet; from thence in a Southeast direction 75 feet to said Valley Street; from thence in a Northeast direction along the Northwest side of said Valley Street 150 feet to the point of beginning, together with all improvements thereon.

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.

\$365,384.00 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

Leslie E. White
Leslie E. White
Cheryl White
Cheryl White

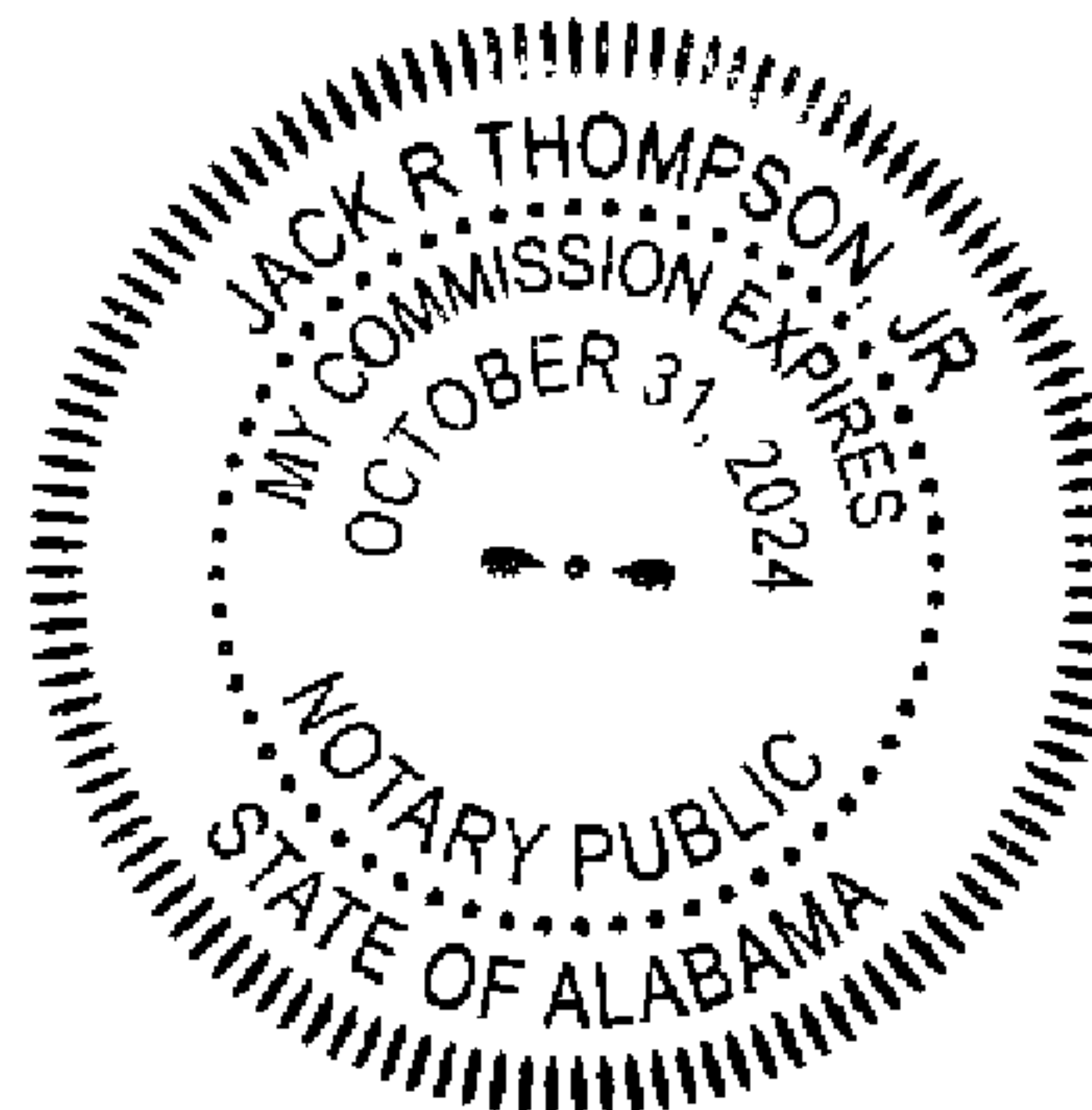
STATE OF Alabama

Tetters COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Leslie E. White and Cheryl White** 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 10th day of Nov, 2022

My Commission Expires: 10/31/2024
Jack R. Thompson, Jr.
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
ATB3422



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2022 09:02:40 AM
\$59.00 JOANN
20221114000421150

Allie S. Bayl