

Send Tax Notice to:

4962 Hawthorne Pl
Chelsea, AL 35043

[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 Eighty Thousand and 00/100s Dollars (\$380,000.00)**, 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, **William D. Ansel and Amanda Ansel, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 16700 Hwy 280 Ste # 238 Chelsea AL 35043 grant, bargain, sell and convey unto, **Michael Ray Doss and Jenifer D. Doss** herein referred to as grantees) whose mailing address is 4962 Hawthorne Pl Chelsea AL 35043 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: **4962 Hawthorne Place, Chelsea, AL 35043** to wit:

Lot 6-26A, according to the Resurvey of Lots 6-21 to 6-32 of Chelsea Park, 6th Sector, 6th Addition, as recorded in Map Book 44, Page 24, in the Probate Office of Shelby County, Alabama

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, recorded in Instrument No. 20041014000566970 in the Probate Office of Shelby County, Alabama and Supplementary Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector recorded as Instrument No. 20111123000355310 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

\$334,000.00 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 26 day of September, 2023

William D. Ansel
William D. Ansel

Amanda Ansel
Amanda Ansel

STATE OF Alabama Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **William D. Ansel and Amanda Ansel** 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.

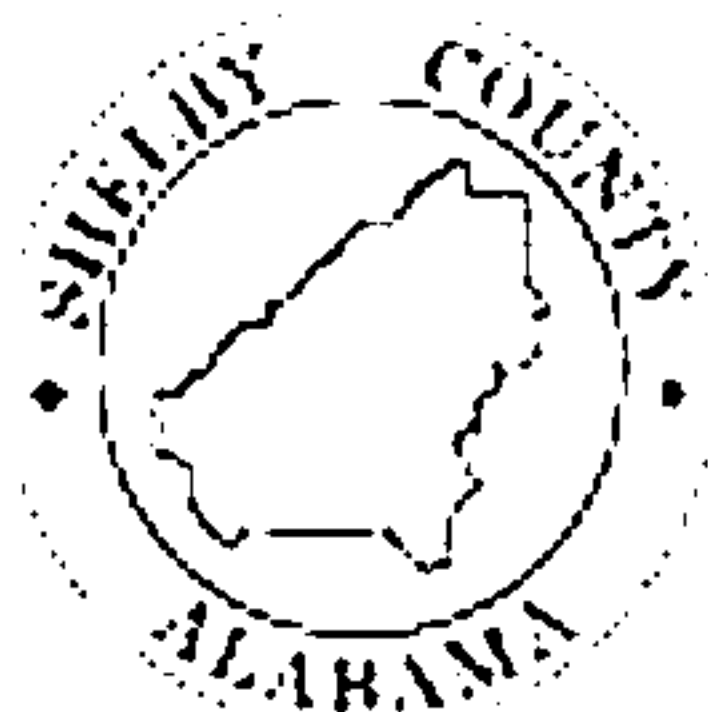
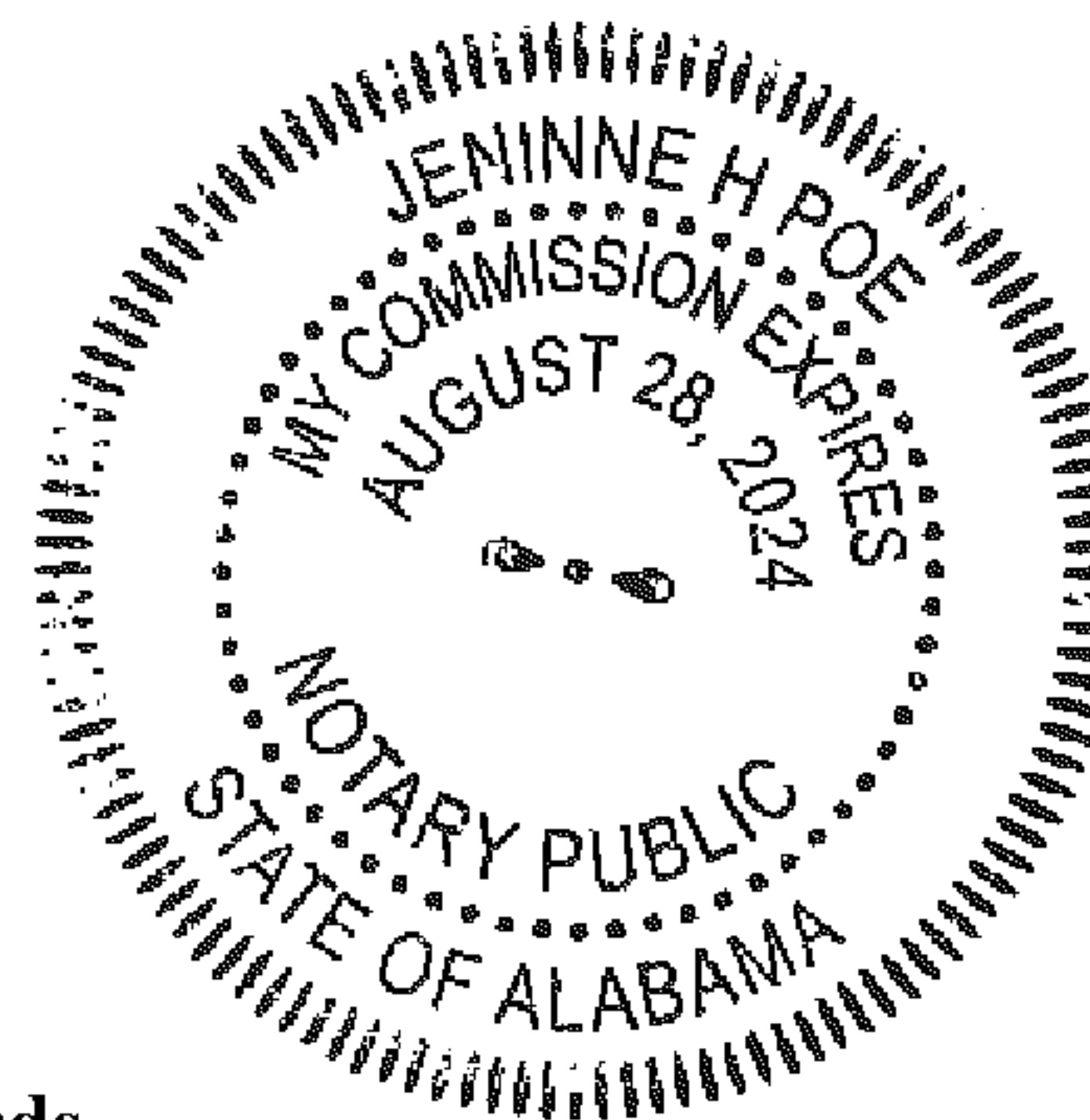
WITNESS my hand and official seal in the county and state aforesaid this the 29th day of Sept, 2023

My Commission Expires:

Jeninne H. Poe
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
ATB3891



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2023 12:48:43 PM
\$71.00 BRITTANI
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Allen S. Bayl