

Send Tax Notice to:

½ of the tax assessed value: 329,000

**Taylor Harry and Malori Y. Harry**  
2315 Twelve Oaks Dr  
Hoover, Al 35244

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #20240624000188210

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Ten and 00/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Taylor Harry, a married man as to his non-homestead property**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2315 Twelve Oaks Dr., Hoover, Al 35244 does hereby grant, bargain, sell and convey unto **Taylor Harry and Malori Y. Harry** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 2315 Twelve Oaks Dr., Hoover, Al 35244 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 2315 Twelve Oaks Dr., Hoover, Al 35244 to wit:

**Lot 3603B, according to Gardner's Resurvey of Part of Riverchase Country Club 36th Addition, being a resurvey of Lot 3602 and Lot 3603A Riverchase Country Club 36th Addition, as recorded in Map Book 24, Page 77 in the Probate Office of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$150,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, 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 Grantee, 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 Grantee, 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 25<sup>th</sup> day of October, 2024.

  
Taylor Harry

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Taylor Harry**, 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, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 25<sup>th</sup> day of October, 2024.

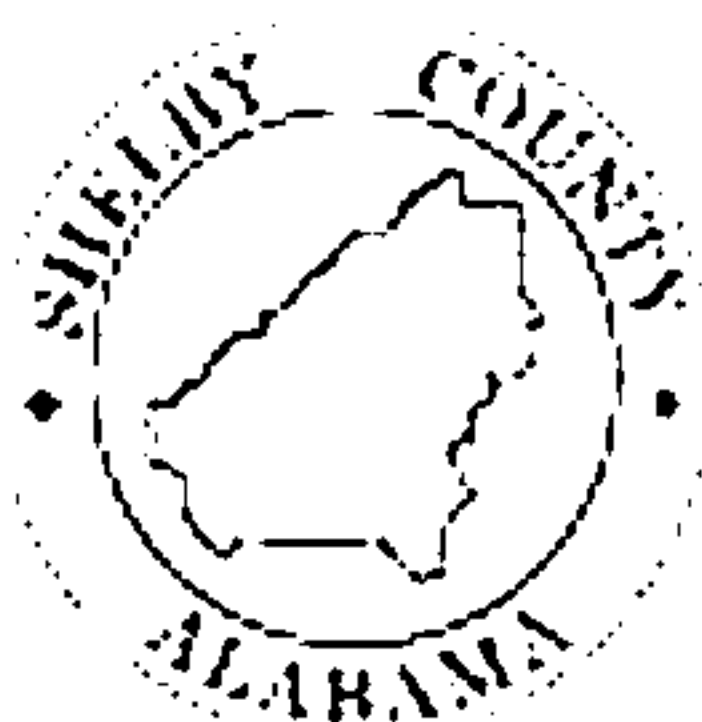
  
Notary Public

[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121

File No.: ATB4322



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/30/2024 11:09:14 AM  
\$354.00 BRITTANI  
20241030000338970

