
WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Stan B. Levine, Jr., a married man, and his wife, Michelle H. Levine** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Zane Simmons, a married man, and his wife, Wariya Simmons** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 123, Holland Lakes, Sector 1, of record in Map Book 34, Page 85, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

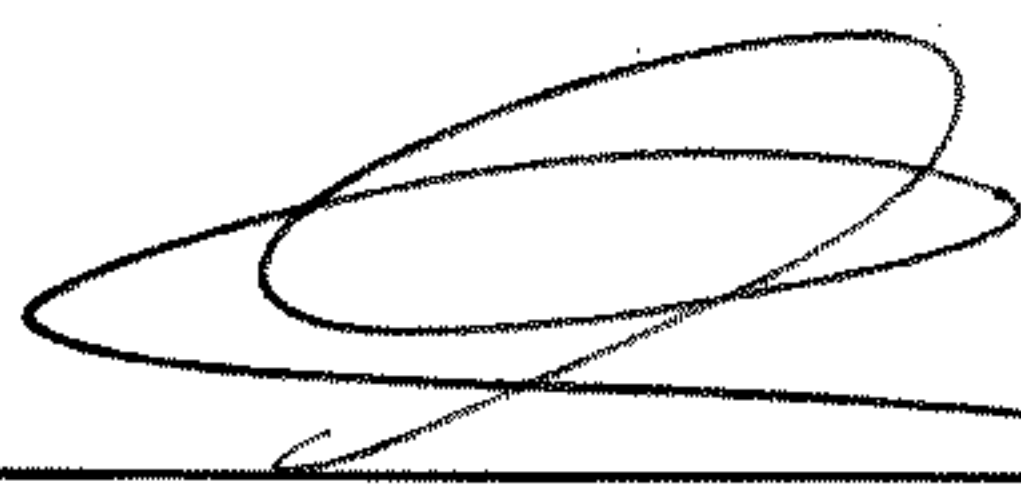
Being the same property conveyed to Stan B Levine, Jr and Michelle H Levine, by Warranty Deed, Joint Tenants with Right of Survivorship, from Stan B Levine, Jr and Michelle H Levine, a married couple, dated May 26, 2020, of record in Instrument No. 20200601000219380, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 the 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

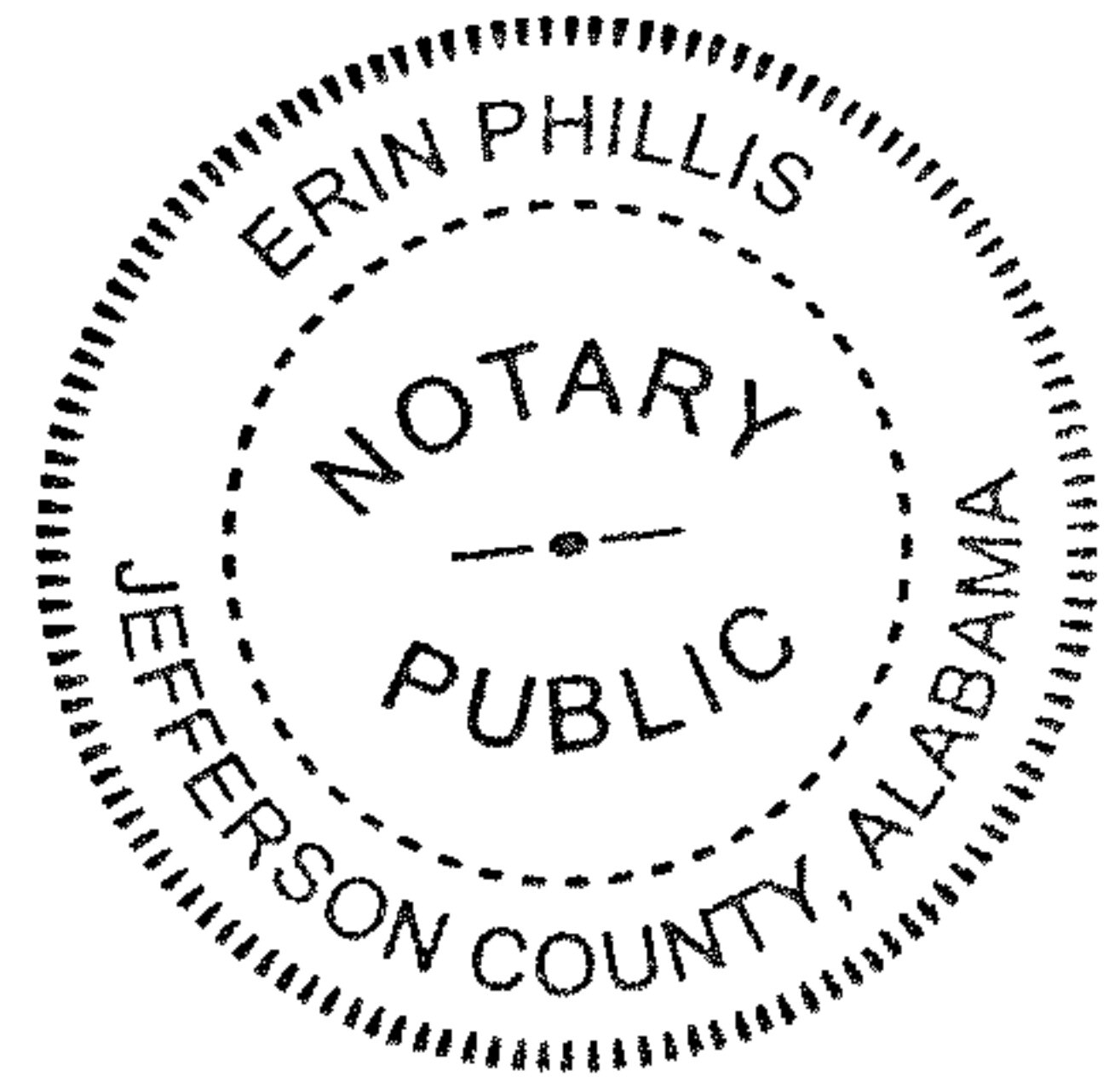
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

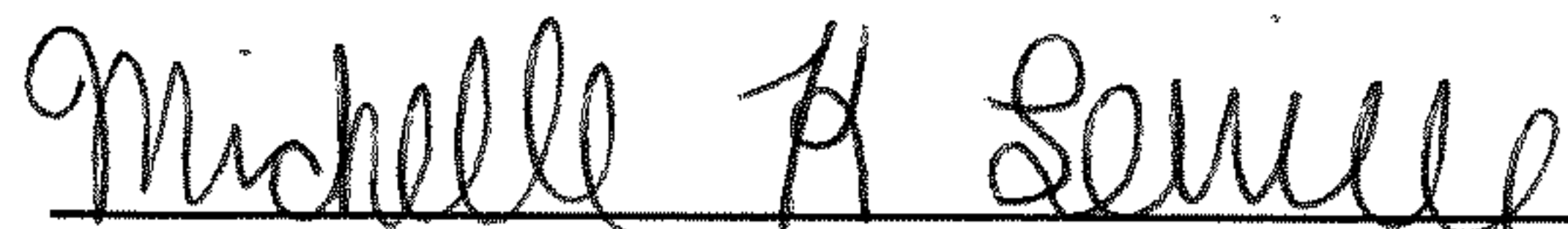
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23 day of January, 2025.

Property Address: 385 Holland Lake Drive S. Pelham, AL 35124



Stan B. Levine, Jr.

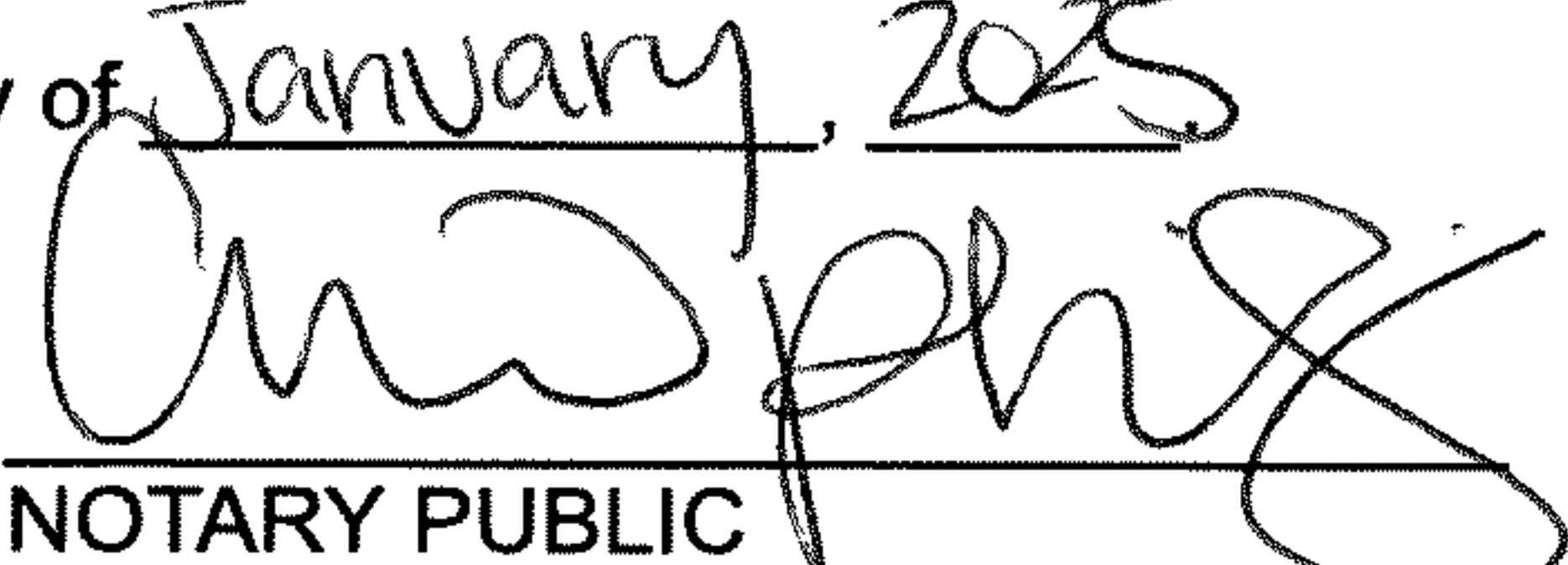




Michelle H. Levine

STATE OF ALABAMA)
Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

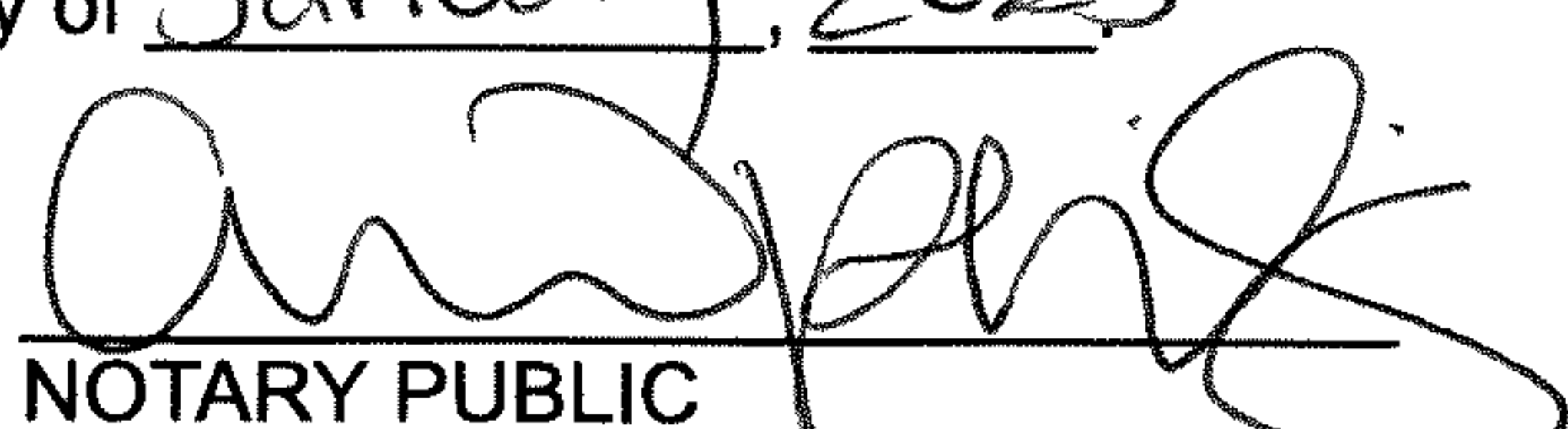
I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that Stan B. Levine, Jr., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2025

NOTARY PUBLIC

My Commission Expires: 10/1/28

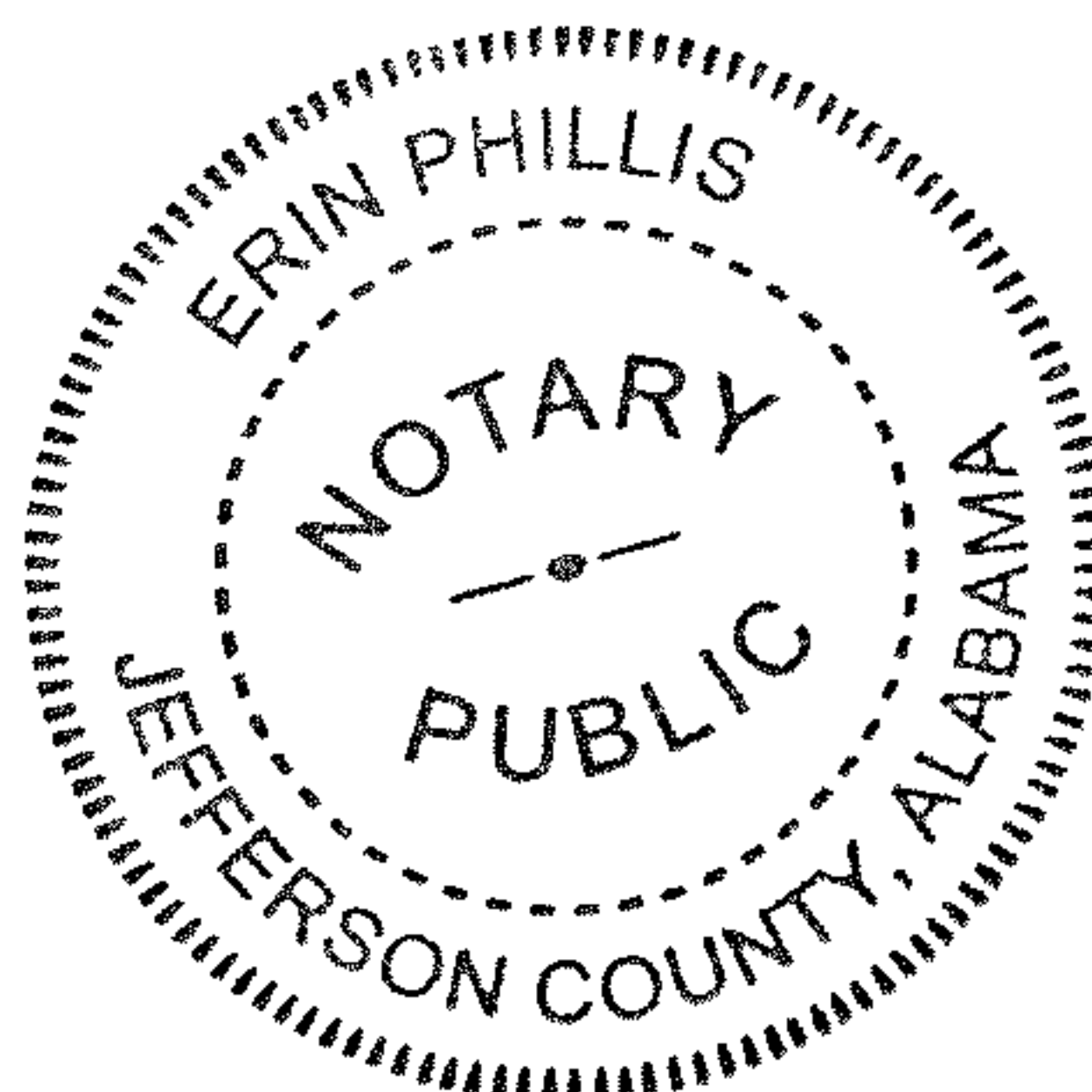
STATE OF ALABAMA)
Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that Michelle H. Levine, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2025

NOTARY PUBLIC

My Commission Expires: 10/1/28

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330



Allin S. Beyer