



20250206000036930 1/3 \$469.50  
Shelby Cnty Judge of Probate, AL  
02/06/2025 12:40:22 PM FILED/CERT

Send tax notice to:

Phyllis Dobbs, Trustee of the  
Phyllis Dobbs Revocable Trust  
dated November 22, 2024  
220 Marwood Circle  
Birmingham, Alabama 35244

**TITLE NOT EXAMINED**

This instrument prepared by:  
Robert T. Gardner  
Gardner Law, LLC  
300 Office Park Drive, Suite 175  
Birmingham, Alabama 35223

Assessor's Property Tax Parcel/Account Number: 10-2-09-0-001-003.025

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Danny R. Dobbs and Phyllis M. Dobbs, also known as Phyllis Dobbs, a married couple residing at 220 Marwood Circle, Birmingham, Alabama 35244 (the "Grantors"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey unto Phyllis Dobbs, Trustee of the Phyllis Dobbs Revocable Trust dated November 22, 2024 (the "Trust" or the "Grantee"), all of the Grantors' right, title, and interest in the following described real property situated, lying and being in Shelby County, Alabama, to-wit:

**LOT 25, ACCORDING TO THE SURVEY OF MARWOOD, 2ND SECTOR, AS  
RECORDED IN MAP BOOK 10, PAGE 16, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD** unto the Grantee, its heirs, successors and assigns forever,  
subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All other easements, encumbrances, restrictions, rights of way, covenants, encroachments, set-back lines, agreements and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Shelby County, AL 02/06/2025  
State of Alabama  
Deed Tax: \$440.50

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address:

Danny R. and Phyllis M. Dobbs  
220 Marwood Circle  
Birmingham, Alabama 35244

Grantee's Name and Mailing Address:

Phyllis Dobbs, Trustee of the  
Phyllis Dobbs Revocable Trust  
dated November 22, 2024  
220 Marwood Circle  
Birmingham, Alabama 35244

Property Address: 220 Marwood Circle, Birmingham, Alabama 35244

Property Value: \$440,300.00 (based on the most recent tax assessment)

The Real Property is the same property conveyed by that certain Warranty Deed recorded on July 6, 1987, in Map Book 139, Page 238, in the Office of the Judge of Probate in Shelby County, Alabama.

*(remainder of page intentionally left blank)*



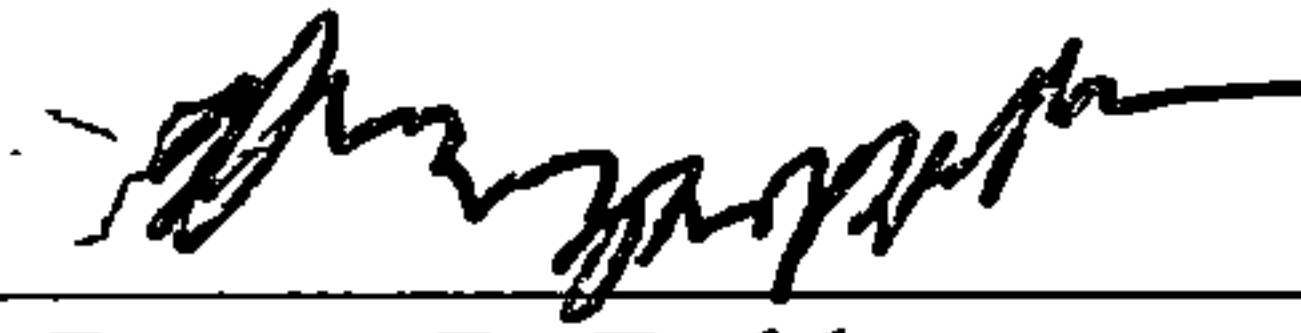
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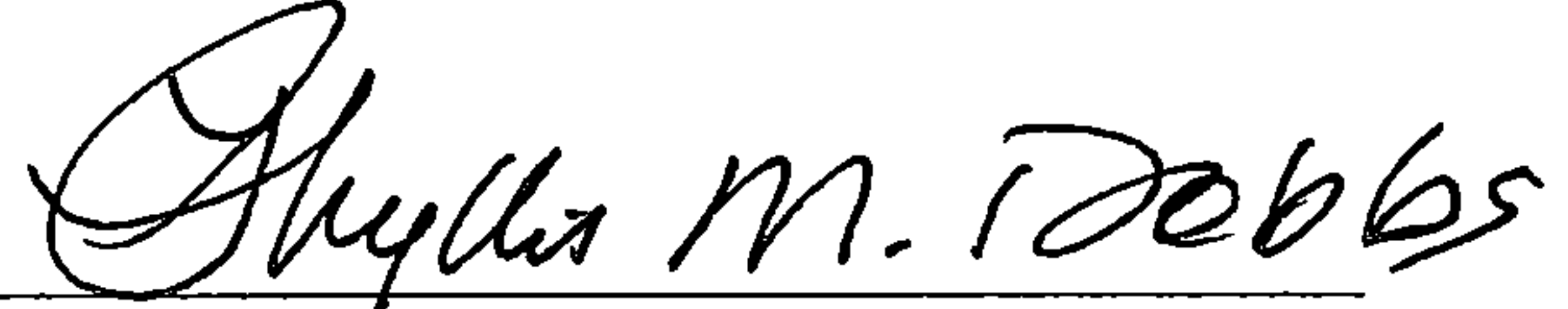


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IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal on this the 22<sup>nd</sup> day of November 2024.



Danny R. Dobbs



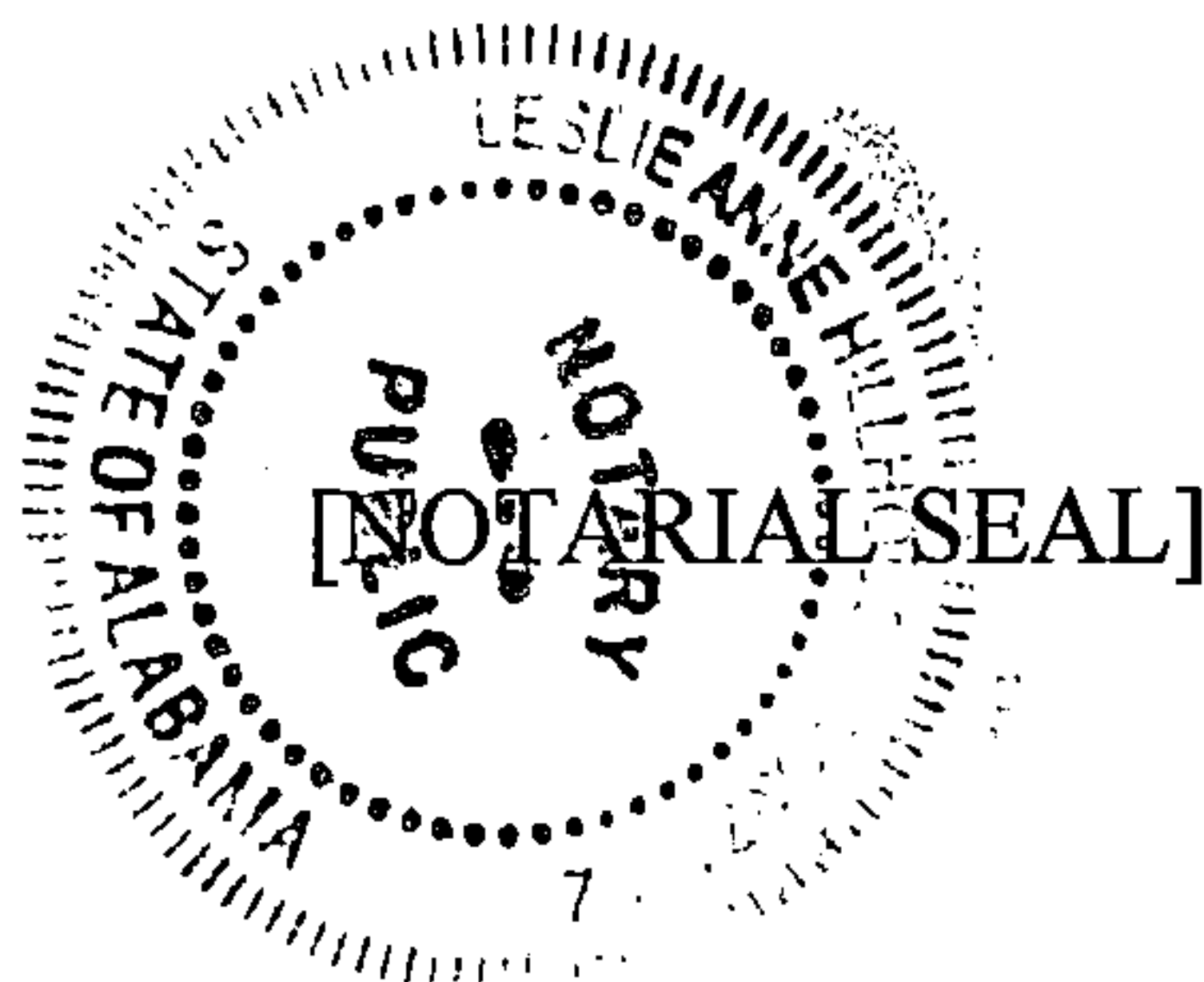
Phyllis M. Dobbs

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Danny R. Dobbs, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 19<sup>th</sup> day of December 2024.



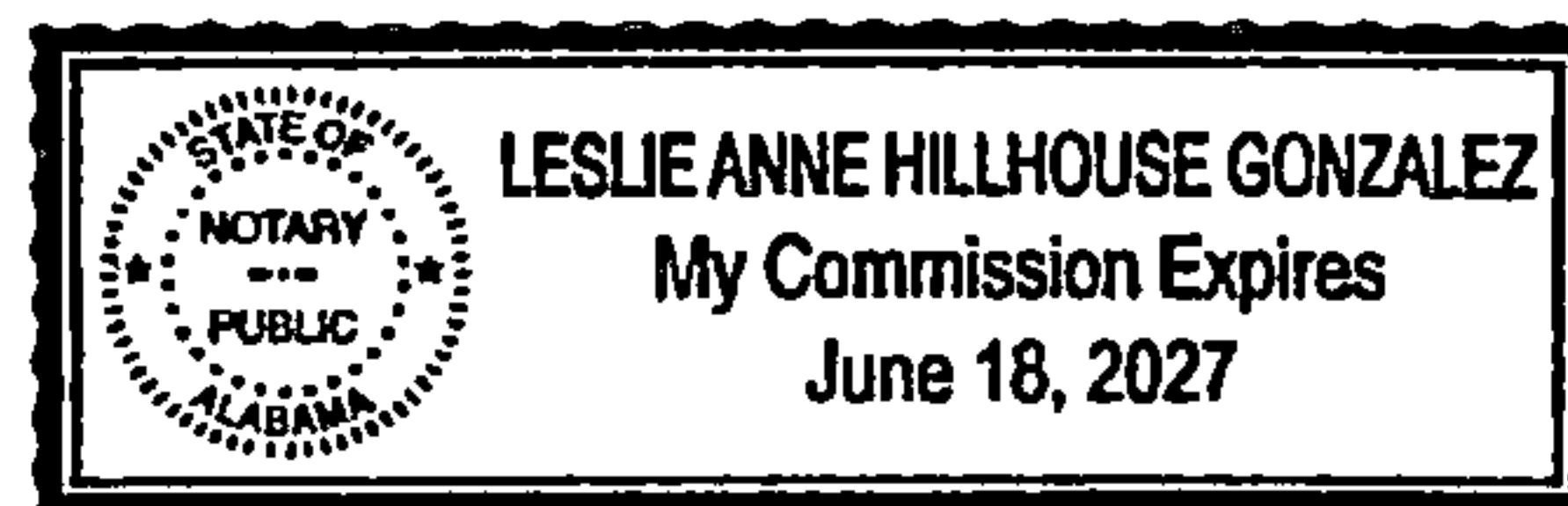


Notary Public

My commission expires: June 18, 2027

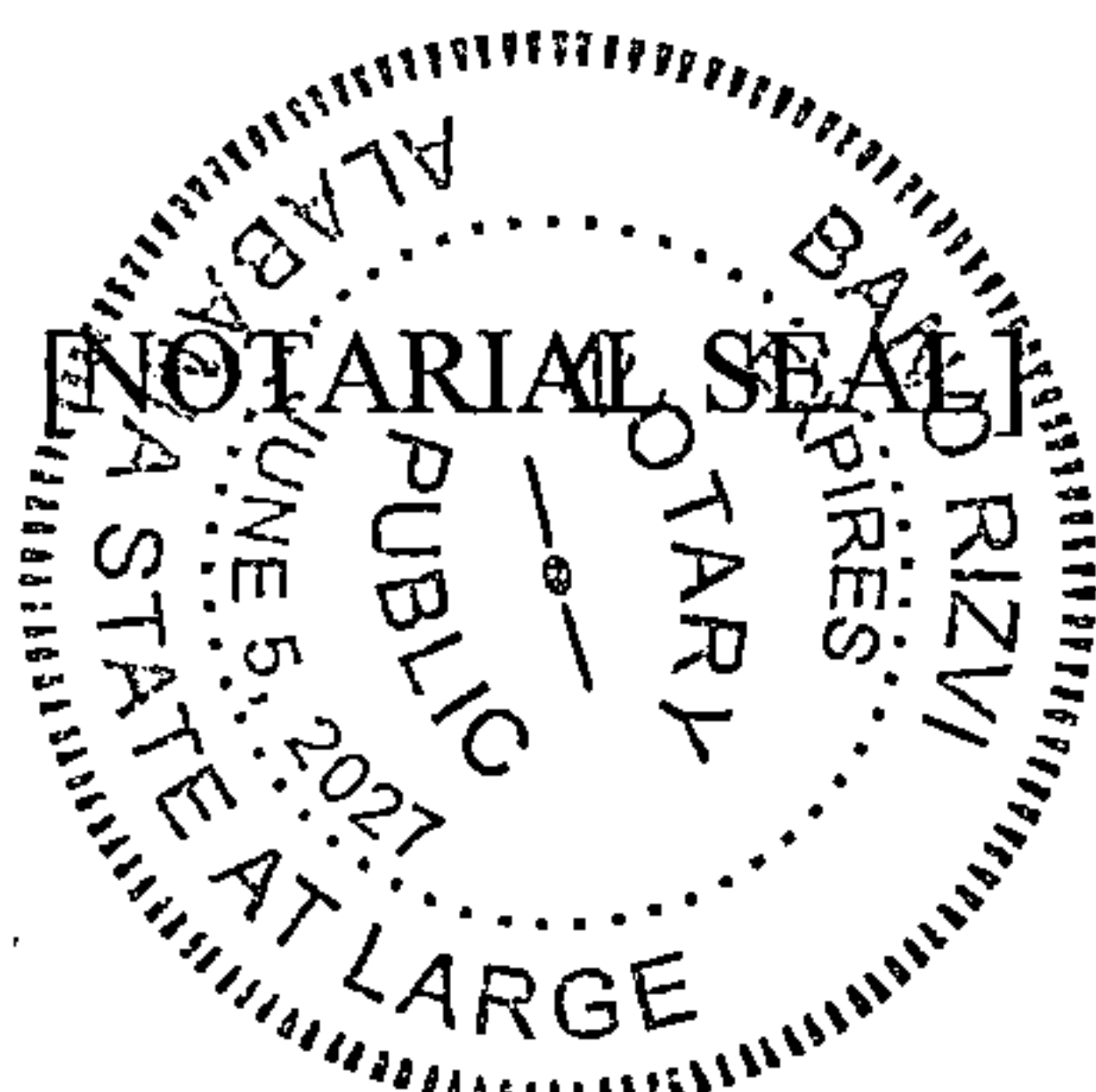
STATE OF ALABAMA )

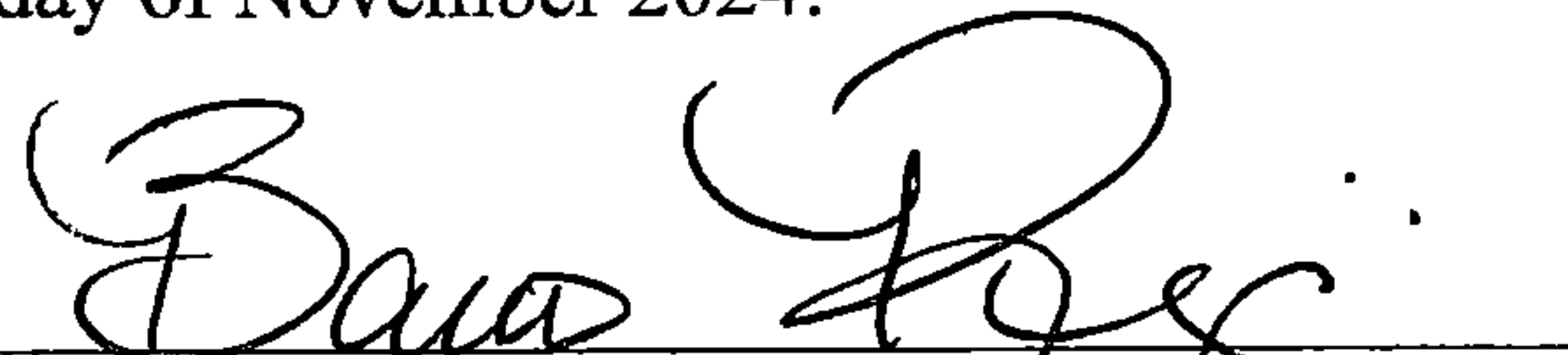
JEFFERSON COUNTY )



I, the undersigned, a notary public in and for said county in said state, hereby certify that Phyllis M. Dobbs, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 22<sup>nd</sup> day of November 2024.





Notary Public

My commission expires: 6-5-2027