

Send Tax Notice to:

Brandon Tyler Dodd and Madalyn Rohar Dodd
2566 Royal Court
Pelham, AL 35124

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #:2020082000036 1620

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Zachary A. Russell, a single person and the surviving Grantee under that certain Warranty Deed with Joint Right of Survivorship recorded in Instrument#: 20200820000361620, the date of death of Peyton C. Kirk, the second Grantee under said deed being October 23, 2024,** (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 5268 Willow Way, Birmingham, AL 35242, does hereby grant, bargain, sell and convey unto **Brandon Tyler Dodd and Madalyn Rohar Dodd**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 2566 Royal Court, Pelham, AL 35124, 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 of 2566 Royal Court, Pelham, AL 35124, to wit:


Lot 39, according to the map and survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, 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.

\$310,000.00 of the consideration recited above was paid from a first priority 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 12th day of February, 2025.


Zachary A. Russell

STATE OF ALABAMA

COUNTY OF Jefferson

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Zachary A. Russell**, 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 12th day of February, 2025.


Notary Public

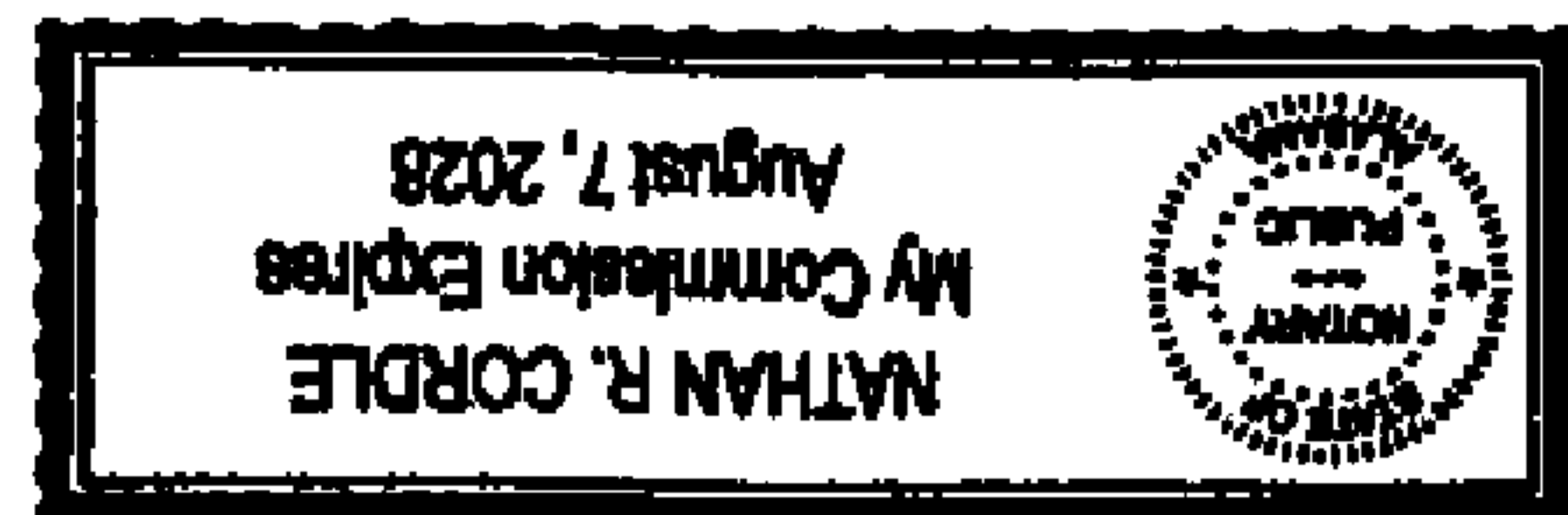
[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:
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Nathan R. Cordle, Esq.
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File No.: ATB4390



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2025 08:59:34 AM
\$26.00 BRITTANI
20250214000044910

Alvin S. Bayl