

Send Tax Notice to:

5029 Simms Rdg  
Pelham AL 35124

[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 **Five Hundred Nineteen Thousand Nine Hundred 00/100s Dollars (\$519,900.00)**, 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, **Tawana Bennett and Rodney Dennis Bennett, a married couple**, (herein referred to as grantor, whether one or more) whose mailing address is 5029 Simms Rdg Pelham AL 35124 grant, bargain, sell and convey unto, **Christopher L. Hamrick and Teresa M. Hamrick** herein referred to as grantees) whose mailing address is 26495 Augustine Dr Daphne AL 36526 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: **5029 Simms Ridge, Pelham, AL 35124** to wit:

LOT 216, OF THE AMENDED FINAL PLAT OF SIMMS LANDING, PHASE 2A, AS RECORDED IN MAP BOOK 57, PAGE 49, BEING AN AMENDMENT OF THE FINAL PLAT OF SIMMS LANDING, PHASE 2A, AS RECORDED IN MAP BOOK 57, PAGE 19, EACH IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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.


\$493,905.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Deed Effective 4/30/2025.

**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 29 day of April, 2025

  
Tawana Bennett

  
Rodney Dennis Bennett


STATE OF Alabama

Jefferson COUNTY ss:

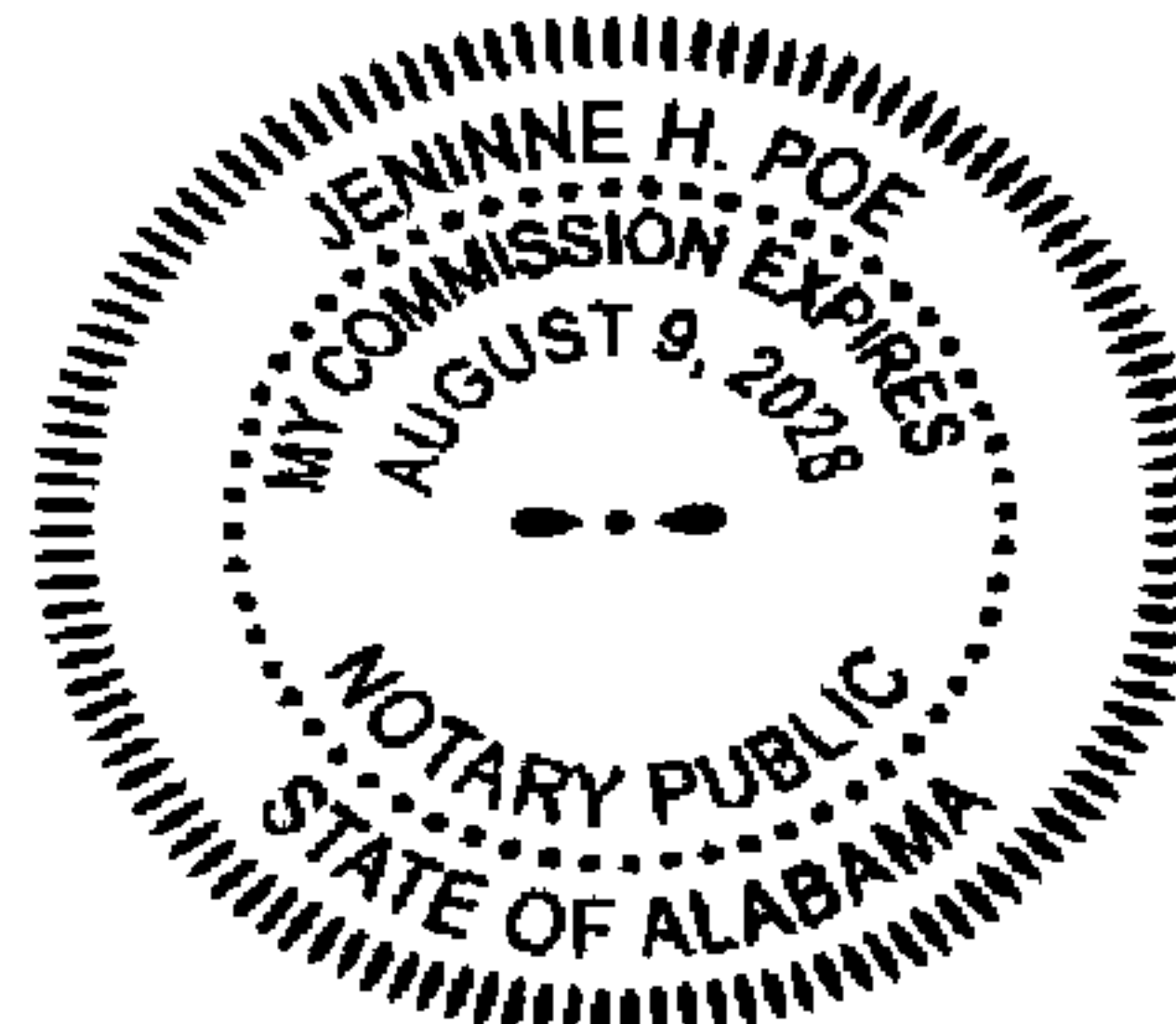
I, Tawana Bennett and Rodney Dennis Bennett a Notary Public in and for said county in said state, hereby certify that **Tawana Bennett and Rodney Dennis Bennett** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of April, 2025

My Commission Expires:

  
Notary Public

(S E A L)



This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
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ATB4485



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/01/2025 02:48:30 PM  
\$51.00 BRITTANI  
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*Alvin S. Bayal*