

Send Tax Notice to:

Dan Wesley Harvey and
Dawn Nichole Harvey

122 Tyler Cir
Vincent, AL 35178

[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 **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Melissa D. Dobbs and Joseph Dobbs, Jr., a married couple** (herein referred to as grantor, whether one or more) whose mailing address is P.O. Box 261 Vincent, AL 35178 grant, bargain, sell and convey unto **Dan Wesley Harvey and Dawn Nichole Harvey** (herein referred to as grantees) whose mailing address is 122 Tyler Cir, Vincent, AL 35178 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 122 Tyler Circle, Vincent, AL 35178 to wit:

Lot 38, according to the amended map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

Together with the Mobile Home situated thereon which is permanently affixed and attached to the land and is part of the real property. Said Mobile Home identified as

Year/Make(Manufacturer)/Model: 2001 Southern Homes AK-900

Serial/VIN Number(s): DSD4AL33068 A/B

HUD Label/Seal Number(s): NTA1064174 and NTA1064175

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.

\$209,407.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

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 30th day of May, 2025

Melissa D. Dobbs
Melissa D. Dobbs

Joseph Dobbs, Jr.
Joseph Dobbs, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Melissa D. Dobbs and Joseph Dobbs, Jr.** 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 30th day of May, 2025

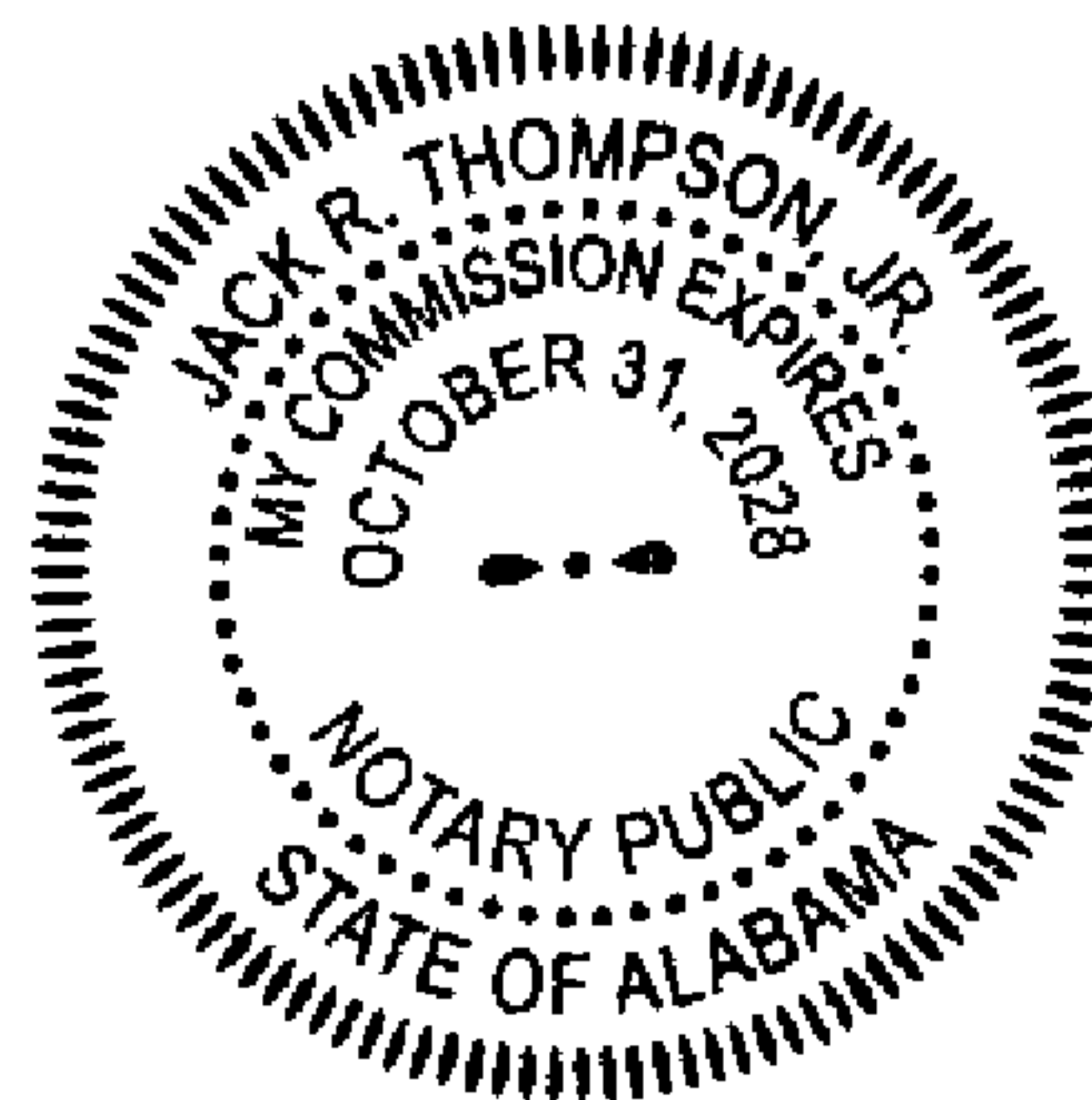
My Commission Expires: 10/31/2028

Jack R. Thompson, Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591

File No. ATB4537



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 12:05:49 PM
\$26.00 PAYGE
20250602000167150

Allie S. Bayl