

This instrument was prepared by:
Heath Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-567

Send Tax Notice To:
JASON PATRICK JOHNSON and APRIL
JOHNSON
1422 Amberly Woods Cove
Helena, AL 35080

JOINT SURVIVORSHIP DEED

20200203000044640

**STATE OF ALABAMA)
SHELBY COUNTY)**

**02/03/2020 02:44:27 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **BRANTLEY DISHAROON AND LINDSAY K, DISHAROON, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **JASON PATRICK JOHNSON and APRIL JOHNSON**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Amberley Woods 3rd Sector Phase 1, as recorded in Map Book 20, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$145,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, 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 does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 31st day of January, 2020.

Brantley Disharoon

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02/03/2020 02:44:27 PM DEEDS 2/2

BRANTLEY DISHAROON

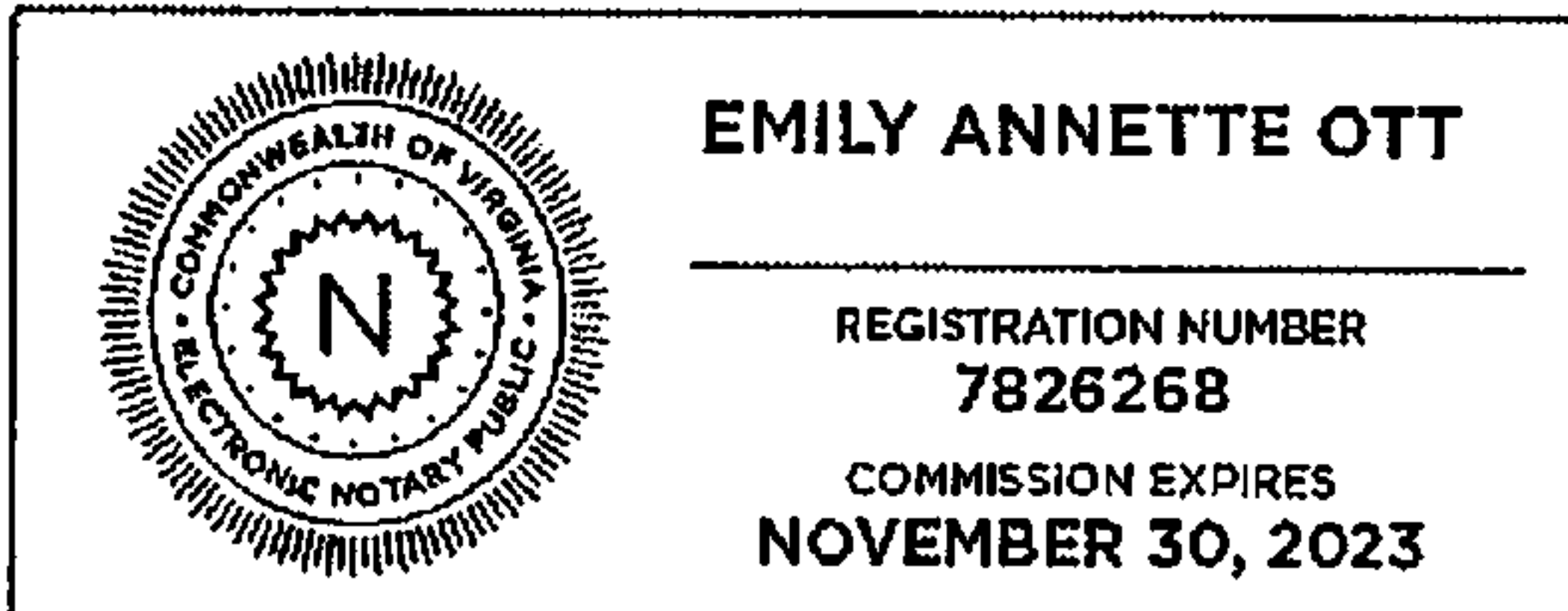
Lindsay Allison K Disharoon

LINDSAY K, DISHAROON

STATE OF Virginia)
COUNTY OF Fairfax)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **BRANTLEY DISHAROON AND LINDSAY K. DISHAROON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of January, 2020.



Emily Annette Ott

NOTARY PUBLIC
My Commission Expires: 11/30/2023

Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2020 02:44:27 PM
\$29.50 CHERRY
20200203000044640

Allie S. Bayl