

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.

Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
William Disharoon and Andrea P
Disharoon
1229 Navajo Trail
Alabaster , AL 35007

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Twenty Thousand and 00/100 DOLLARS (\$120,000.00)** to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I

Daniel Chapin, a married man.

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto
William Disharoon and Andrea P Disharoon.

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 15, according to "Navajo Hills", Third Sector, as shown by map recorded in Map Book 5, page 56, in the Probate Office of Shelby County, Alabama, the same being situated in the SE ¼ of SE ¼, Section 27, Township 20 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

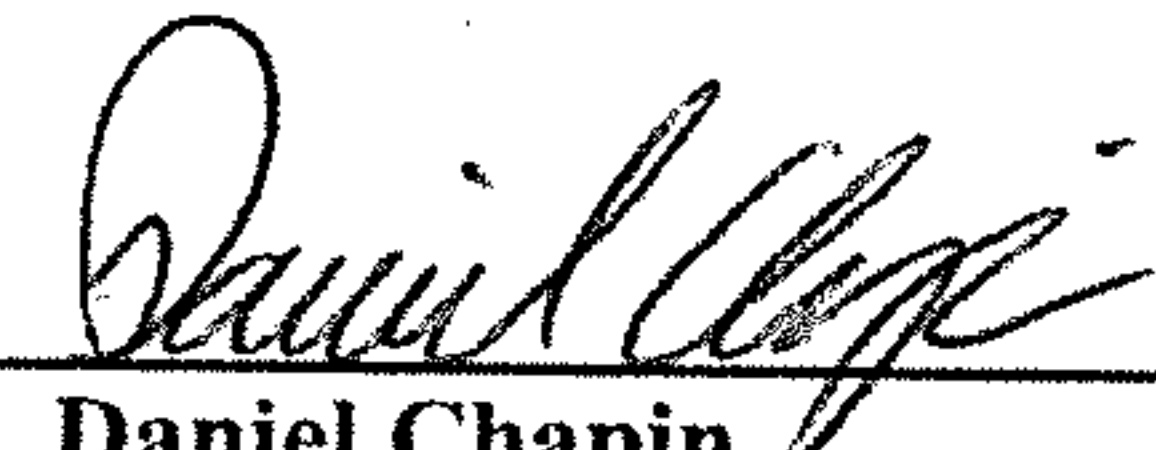
\$114,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE.

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 as joint tenants, with right of survivorship 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, the said GRANTOR has hereunto set their signature and seal, this the 31st day of January, 2020.

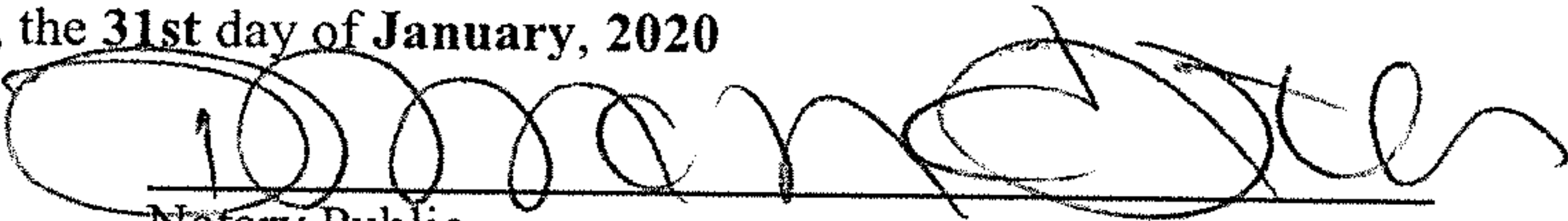

Daniel Chapin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Chapin whose name 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 the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 31st day of January, 2020




Notary Public
My Commission Expires: 7. 11. 23

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Daniel Chapin</u>	Grantee's Name	<u>William Disharoon and Andrea P Disharoon, husband and wife</u>
Mailing Address	<u></u>	Mailing Address	<u>130 Charlton Lane</u> <u>Calera, AL 35040</u>
Property Address	<u>1229 Navajo Trail</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>January 31, 2020</u>
		Total Purchase Price	<u>\$120,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

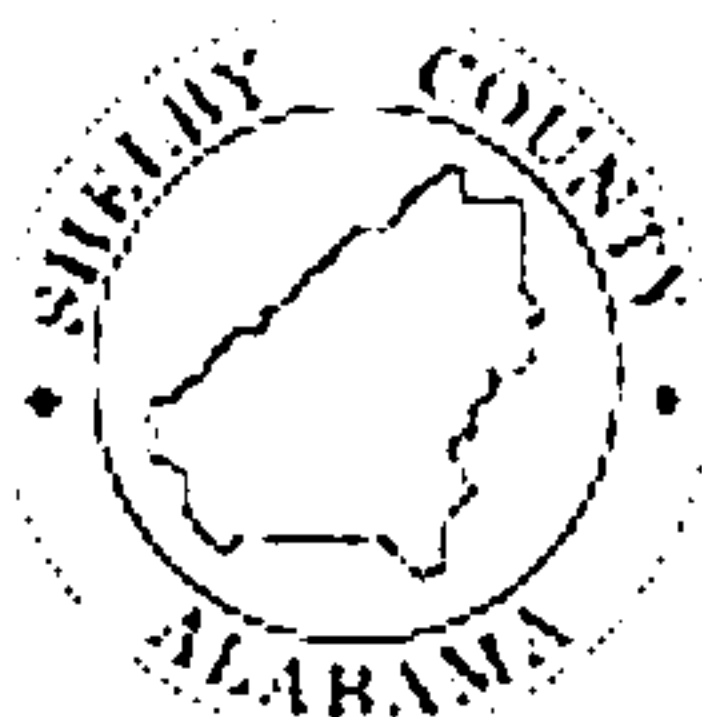
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date January 31, 2020

☐ Unattested

(verified by)

Print Daniel Chapin
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2020 12:56:41 PM
 \$31.00 MIST
 20200204000046290

Allen S. Bayl