

20200728000314310

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

07/28/2020 10:04:03 AM  
DEEDS 1/1

Send Tax Notice To:  
Tuanigamanuolepola Tagovailoa  
Diane Tagovailoa  
Galuega Tagovailoa  
404 Acer Trail  
Alabaster, AL 35007

### WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Five Hundred Sixty Thousand Dollars and No Cents (\$560,000.00) 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 whereof is acknowledged, I or we

**Jason S. Frase and Deanna G. Frase, husband and wife, whose mailing address is:**

**404 Acer Trail, Alabaster, AL 35007**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Tuanigamanuolepola Tagovailoa, Diane Tagovailoa, and Galuega Tagovailoa, whose mailing address is:**

139 Kentwood Lane, Alabaster AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 404 Acer Trail, Alabaster, AL 35007 to-wit:

Lot 23, according to the Survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Probate Office of Shelby County, Alabama.


Subject to: All easements, restrictions and rights of way of record.

\$420,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD 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 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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

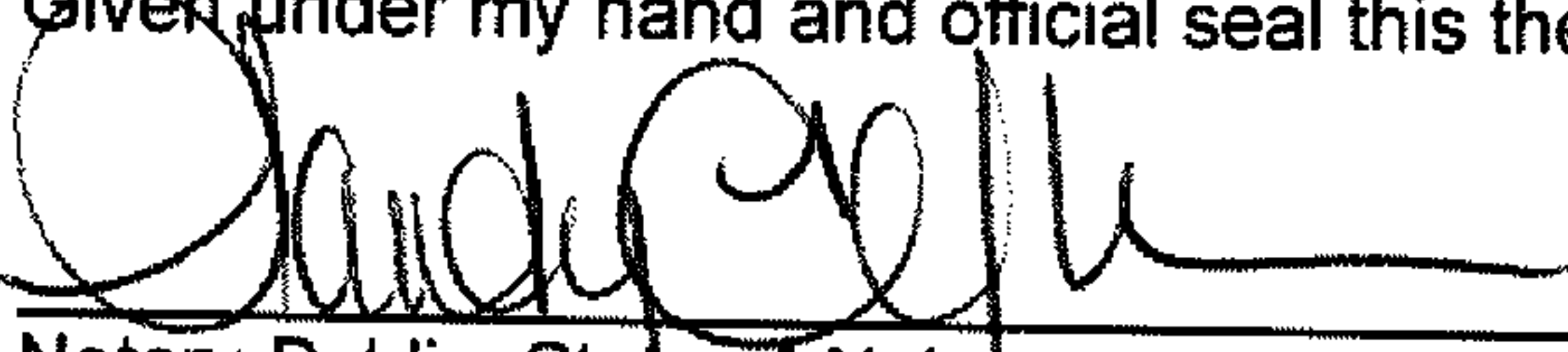
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 24th day of July, 2020.

  
\_\_\_\_\_  
Jason S. Frase

  
\_\_\_\_\_  
Deanna G. Frase

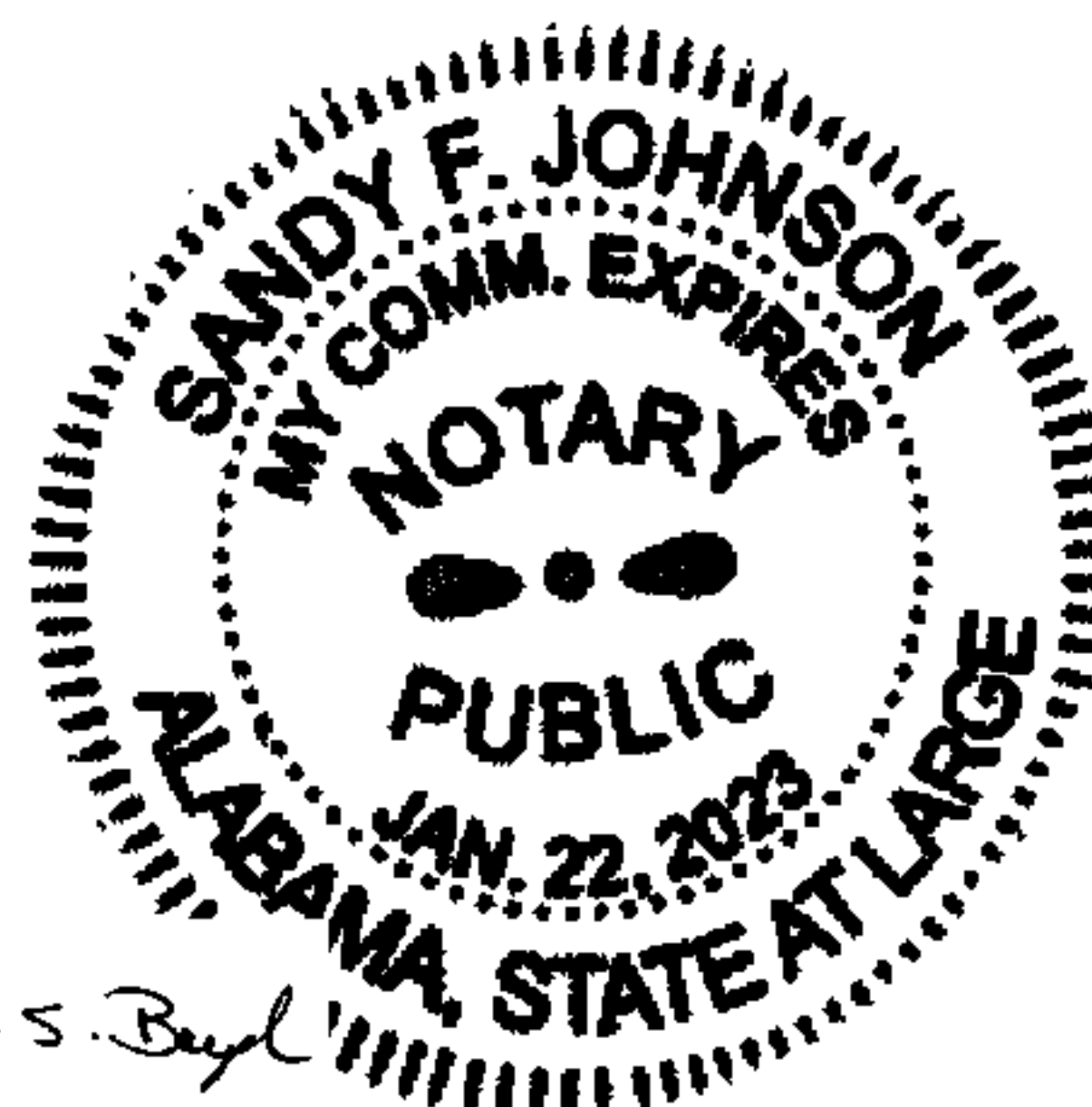
State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason S. Frase and Deanna G. Frase, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 24th day of July, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/28/2020 10:04:03 AM  
\$162.00 CHERRY  
20200728000314310



*Alvin S. Bayl*