

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC.
SHAMI S. MALONE
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

Send Tax Notice To:
DAWN ROMANO
JOSEPH ROMANO
1011 CRESTVIEW RIDGE
HELENA, ALABAMA 35080

20220201000044080
02/01/2022 08:06:05 AM
DEEDS 1/1

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED FIFTEEN THOUSAND DOLLARS & 00/100 (\$415,000.00) AND ALL GOOD AND VALUABLE CONSIDERATION; the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, we, JACOB D. MERCER, and Wife, EMILY M. MERCER, whose address is 284 Farview Trail, Byhalia, MS 38911, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto DAWN ROMANO and JOSEPH ROMANO, whose address is 1011 Crestview Ridge, Helena, Alabama 35080, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1011 Crestview Ridge, Helena, Alabama 35080, to-wit:

Lot 1041, according to the Survey of Final Plat, Riverwoods Sector 10, as recorded in Map Book 51, Page 32 A & B, in the Judge of Probate of Shelby County, Alabama.

\$415,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2022, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant 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 herein above set forth, 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, 2022.

Jacob D. Mercer (SEAL) Emily M. Mercer (SEAL)
JACOB D. MERCER EMILY M. MERCER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JACOB D. MERCER, and Wife, EMILY M. MERCER, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2022.

Shami S. Malone
Notary Public
My Commission Expires: 11/3/2024

SHAMI S. MALONE
NOTARY
PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2022 08:06:05 AM
\$23.00 CHERRY
20220201000044080

Shami S. Malone