


SEND TAX NOTICE TO:  
JAN ANDERS WESTERBERG AND SHARON WESTERBERG  
135 AUTUMN VIEW DRIVE  
STERRETT, ALABAMA 35147

  
20101119000389530 1/1 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/19/2010 12:56:15 PM FILED/CERT

Shelby County, AL 11/19/2010

State of Alabama

Deed Tax : \$7.00

**STATUTORY WARRANTY DEED**

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100 (\$255,000.00)** in hand paid to the undersigned **FRONTIER BANK**, hereinafter referred to as "Grantor") by **JAN ANDERS WESTERBERG AND SHARON WESTERBERG**, (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, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

**LOT 30, ACCORDING TO THE SURVEY OF BEAR CREEK RIDGE SUBDIVISION – SECTOR 3, AS RECORDED IN MAP BOOK 35, PAGE 59, IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

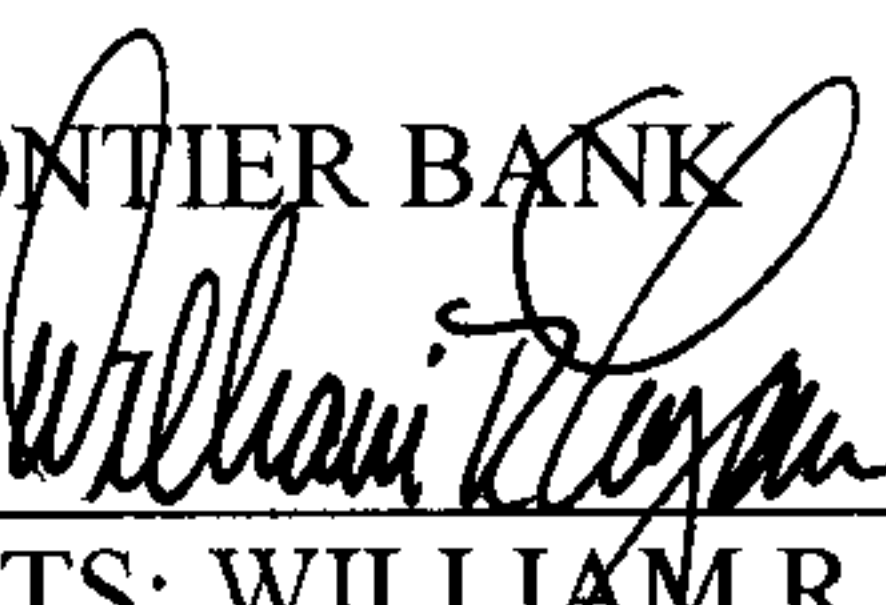
**\$248,458.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

**THIS DEED IS MADE SUBJECT TO ANY OUTSTANDING RIGHTS OF REDEMPTION RESULTING FROM THE FORECLOSURE DEED DATED JUNE 29, 2010 AND RECORDED JUNE 29, 2010 IN INSTRUMENT NO. 20100629000207040.**

Subject to easements, restrictive covenants, rights of ways as shown by public records and ad valorem taxes as shown of record.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 17<sup>th</sup> day of November, 2010.

FRONTIER BANK  
BY:   
ITS: WILLIAM R. LOGAN  
SVP CREDIT ADMINISTRATOR

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that WILLIAM R. LOGAN whose name as SVP CREDIT ADMINISTRATOR of FRONTIER BANK is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer in the capacity of Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 17<sup>th</sup> day of November, 2010

  
NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2871 ACTON ROAD, SUITE 201  
BIRMINGHAM, ALABAMA 35243

