

20180202000036840 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
02/02/2018 02:03:22 PM FILED/CERT

20090408000129510 1/1 \$38.00
Shelby Cnty Judge of Probate, AL
04/08/2009 12:12:09PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Steven R. VanNostrand and
Amy VanNostrand
1115 - 3rd Avenue NW
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

*This document is being rerecorded to
Correct a typo in the legal description.*

Know All Men by These Presents: That in consideration of **One hundred thirty five thousand and no/100 (\$135,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Betty A. Whatley, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Steven R. VanNostrand and Amy VanNostrand** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 6, Block 2, according to the Resurvey of Farris-Smith Subdivision, Alabaster, Alabama, as recorded in the Probate Office of Shelby County, Alabama; *in Map Book 4, Page 60,*
Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$108,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 warrant and defend the same to the said grantee, his, her or 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 3rd day of April, 2009.

Shelby County, AL 04/08/2009
State of Alabama
Deed Tax \$27.00

Betty A. Whatley
Betty A. Whatley

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Betty A. Whatley, an unmarried woman**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2009.

Kelly B. Furgerson
Notary Public
My Commission Expires: 10-27-2010

*I certify this to be a true and
correct copy*
1/18/13
1 pg
Probate Judge
Shelby County

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10/27/2010