

This deed is being re-recorded to correct the typographical error in the spelling of the subdivision name to Braelinn.

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Jonathan Phillip Werkmeister and Ashlee N. Werkmeister  
3025 O Connor Ct N  
Helena, AL 35080



20161201000437470 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/01/2016 08:04:46 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this October 28, 2016**, That for and in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND AND NO/100 (\$137,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **WILLIAM GRADY NOLAND, III, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JONATHAN PHILLIP WERKMEISTER and ASHLEE N. WERKMEISTER**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 89, according to the Survey of Braelinn Village Phase 1, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

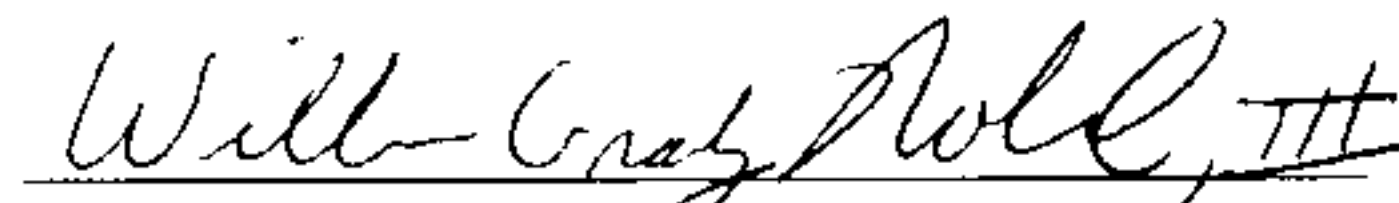
1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 11, Page 100.
7. Easement/right-of-way to Alabama Power Company as recorded in Book 166, Page 64; Book 167, Page 419, and Book 220, Page 449.
8. Mineral and mining rights as recorded in Book 177, Page 875.
9. Restrictions, Covenants and Conditions as set out in Instruments recorded in Book 166, Page 77 and Book 174, Page 781.

**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, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S 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**, the said Grantor has hereunto set Grantor's hands and seals on this day of October 28, 2016.

**GRANTOR:**

  
William Grady Noland, III

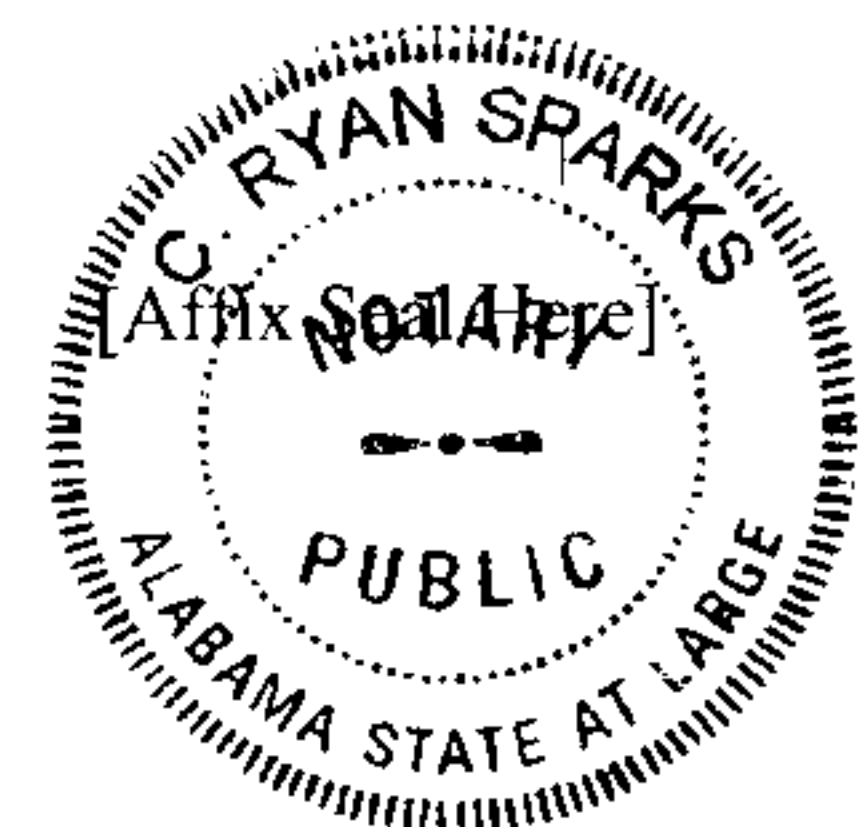
**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that William Grady Noland, III, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, William Grady Noland, III executed the same voluntarily with full authority, on the day the same bears date.


**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of October 28, 2016.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



  
20161201000437470 2/2 \$19.00  
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12/01/2016 08:04:46 AM FILED/CERT

  
20161103000405990 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/03/2016 01:23:34 PM FILED/CERT