

Send Tax Notice to:

315 Ashville Cir
Montevallo, AL 35115

20220721000287210
07/21/2022 01:57:27 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Ten Thousand and 00/100s Dollars (\$310,000.00)**, 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 where is acknowledged. I or we, **Charles S. Hooper, a single person and Cameron Strauss, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 290 Porten Rd SE Bessemer AL 35022 grant, bargain, sell and convey unto, **Gary Leonard Van Atta and Courtney Nicley Van Atta** herein referred to as grantees) whose mailing address is 315 Ashville Cir. Montevallo AL 35115 for and during their joint lives as joint tenants 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 **Shelby County, Alabama**, having an address: **315 Ashville Circle, Montevallo, AL 35115** to wit:

Lots 22 and 33, according to the Map and Survey of Hubbard and Givan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22, South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.


Subject to restrictions, reservations, conditions, and easement of record

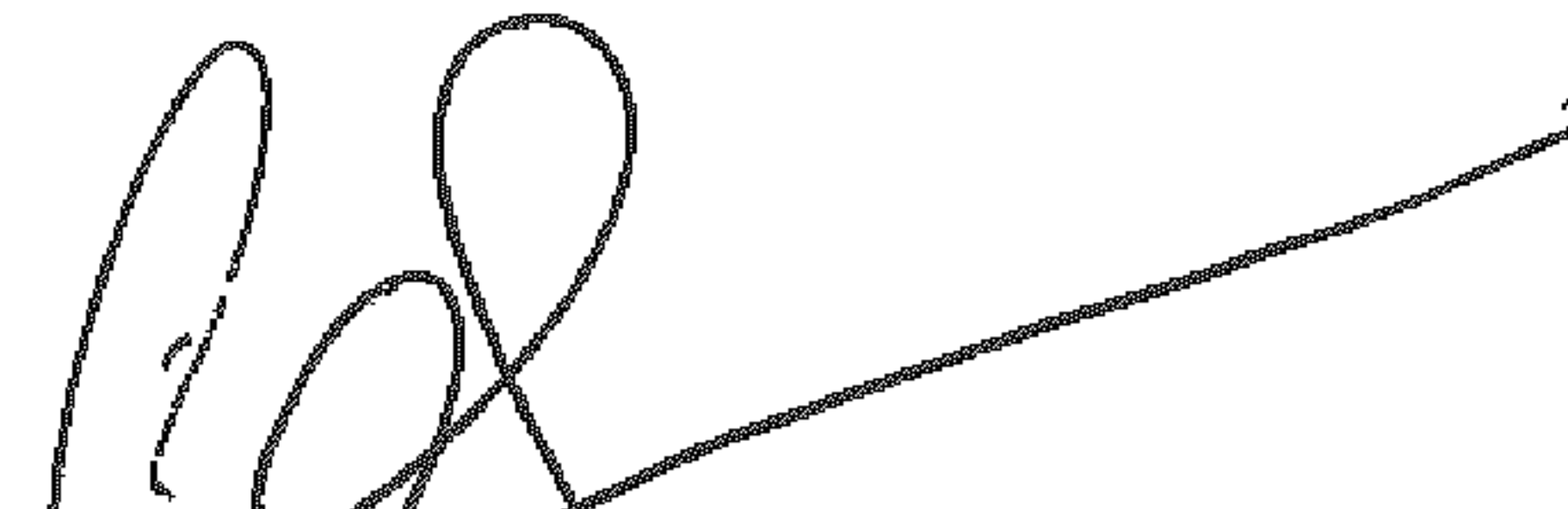
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$299,653.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to 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, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 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 the 20 July, 2022


Charles S. Hooper


Cameron Strouss

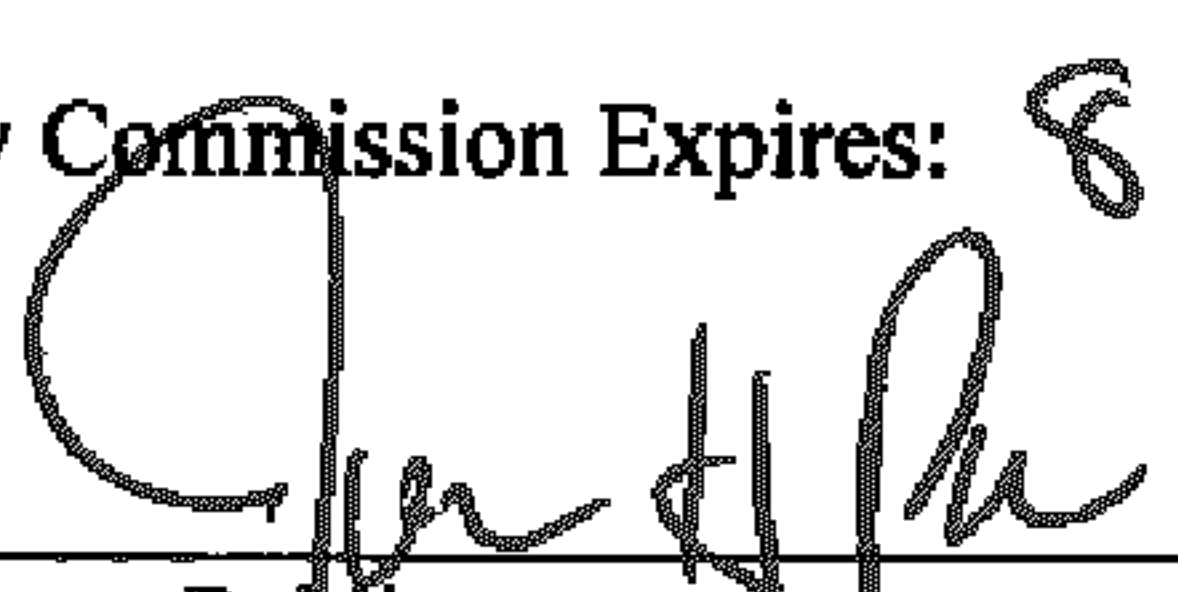
STATE OF Alabama

Shelby COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Charles S. Hooper and Cameron Strouss** 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, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of July, 2022

My Commission Expires: 8-28-24


Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.

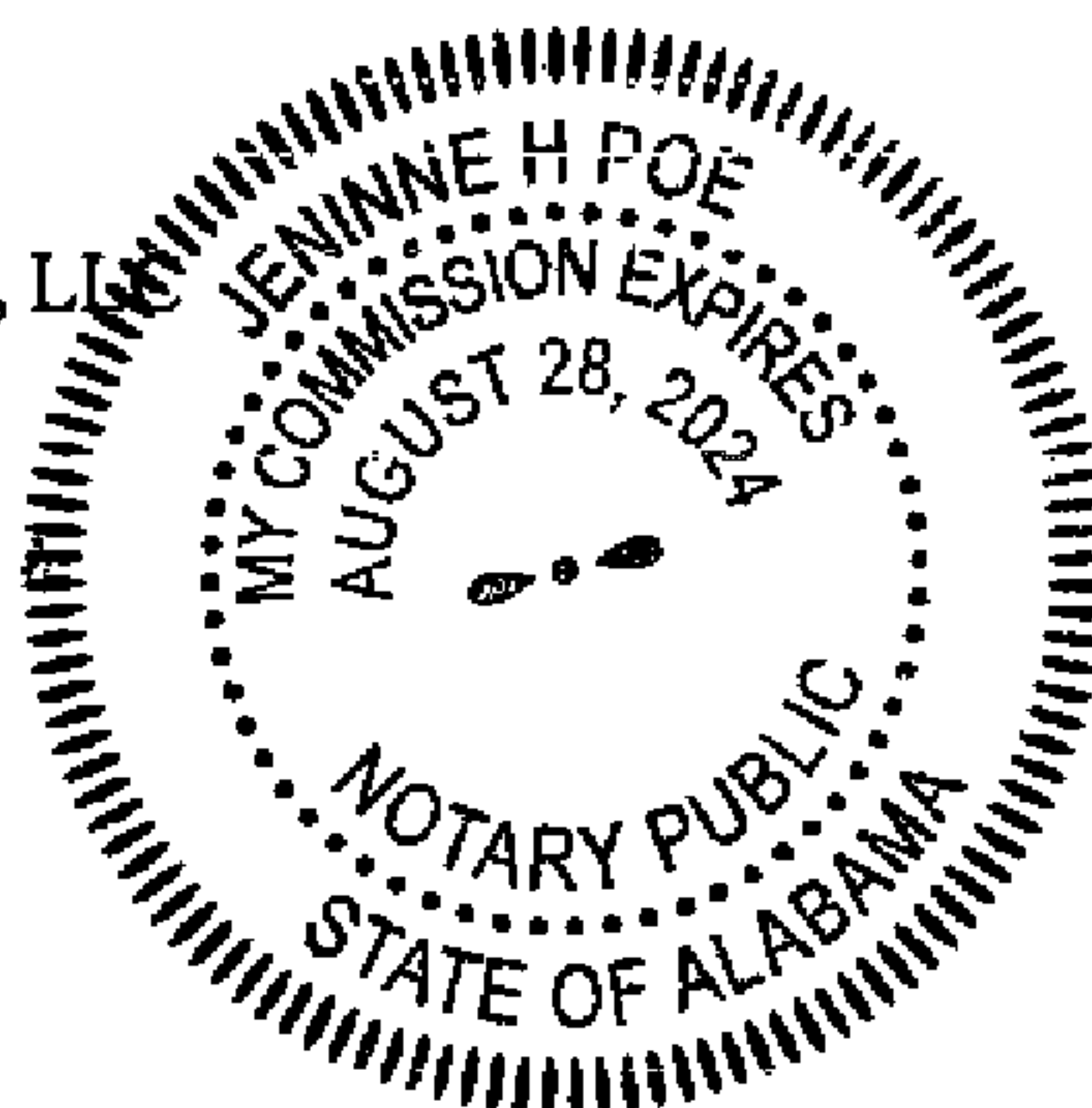
Law Office of Jack R. Thompson, Jr, LLC

416 Yorkshire Drive

Birmingham, AL 35209

(205) 410-7591

ATB3250



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2022 01:57:27 PM
\$35.50 JOANN
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