

This Instrument Prepared By:
The Law Office of T. Boice Turner, Jr., LLC
1100 Woodstock Avenue
Anniston, AL 36207
256-235-1901

WARRANTY DEED
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA, COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that in consideration of Three Hundred Twenty Thousand and No Dollars And No/100 DOLLARS (\$320,000.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Gary Leonard Van Atta and Courtney Nicley Van Atta, husband and wife (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto Pamela D Haynes and William R Haynes (herein 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 the County of Shelby, Alabama, 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.

This conveyance is made subject to any and all covenants, restrictions, reservations, easements and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

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 to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 5th day of June, 2023.

Gary Leonard Van Atta 6/5/23
Gary Leonard Van Atta

Courtney Nicley Van Atta 6/5/23
Courtney Nicley Van Atta

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Gary Leonard Van Atta and Courtney Nicley Van Atta whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, they, executed the same voluntarily and with full authority on the day the same bears date.

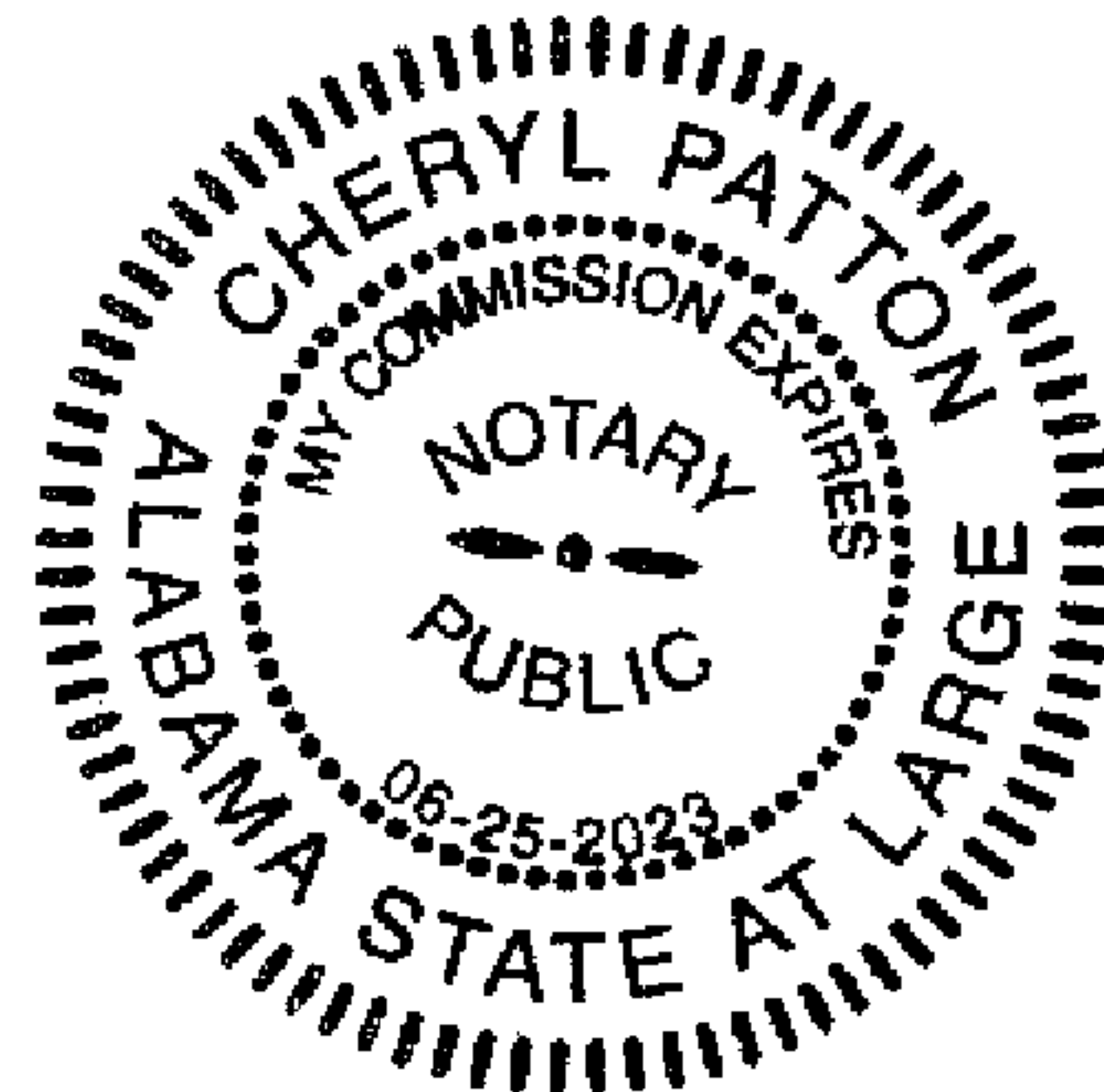
Given under my hand and seal this 5th day of June, 2023

Cheryl Patton

Notary Public

Printed Name: CHERYL PATTON

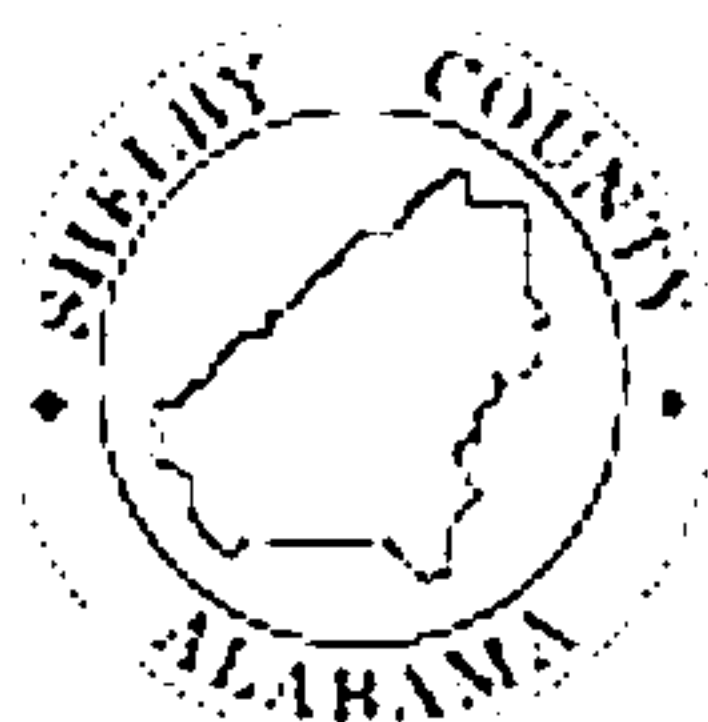
My Commission Expires: 6/25/2023



Grantor's Address:

Grantee's Address: 315 Ashville Circle, Montevallo, AL 35115

Property Address: 315 Ashville Circle, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 03:13:36 PM
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Allen S. Bayl