20150318000084180
03/18/2015 10:26:58 AM
DEEDS 1/2

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Michael T. Kamppinen and Susan J. Kamppinen
112 Farmstead Rd, #104
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($39,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William E. Dill, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael T. Kamppinen and Susan J. Kamppinen (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 104-A, according to a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 & 105 Bulley Creek Farm Development 1st Sector and Acreage, as recorded in Map Book 42, page 4, in the Probate Office of Shelby County, Alabama.

Note: This is not the homestead property of the grantor as defined in the Code of Alabama Section 6-10-3.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Thirty-Two Thousand Five Hundred Thirty-Nine And 20/100 Dollars ($32,539.20) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 12, 2015.

William E. Dill

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify William E. Dill 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12th day of March, 2015.

Notary Public
My commission expires:

KAREN D. HOLLIS
NOTARY
My Comm. Expires
Jan. 13, 2016
PUBLIC
STATE OF ALABAMA AT LARGE

FILE NO.: TS-1500227

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	William E. Dill	Grantee's Name	Michael T. Kamppinen and Susan J. Kamppinen
Mailing Address	112 Farmstead Rd, #104 Wilsonville, AL 35186	Mailing Address	_____ _____
Property Address	112 Farmstead Rd, #104 Wilsonville, AL 35186	Date of Sale	March 12, 2015
		Total Purchase Price	$39,900.00
		or	
		Actual Value	$ _____
		or	
		Assessor's Market Value	$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

___ Bill of Sale
_X_ Sales Contract
___ Closing Statement
___ Appraisal
___ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - William E. Dill, 112 Farmstead Rd, #104, Wilsonville, AL 35186.

Grantee's name and mailing address - Michael T. Kamppinen and Susan J. Kamppinen, , .

Property address - 112 Farmstead Rd, #104, Wilsonville, AL 35186

Date of Sale - March 12, 2015.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: March 12, 2015

Sign _____
Agent

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/18/2015 10:26:58 AM
$24.50 CHERRY
20150318000084180