

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

20171030000392990

10/30/2017 03:23:28 PM

DEEDS 1/2

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Fifty Seven Thousand Dollars (\$157,000.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged I, **Kolby D. Jackson and Kristen Jackson**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Joshua B. Campbell and Ashley C. Campbell**, (herein referred to as GRANTEES) for and during their joint lives, and upon 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, to wit:

Begin at the NW corner of Section 13, Township 20 South, Range 4 West; Shelby County, Alabama, thence run South along the West line of said Section 771.75 feet to the point of beginning; thence proceed South along the previous course 323.75 feet to the Northerly right of way of South Shades Crest Road; thence turn left 136°18' North Easterly along a chord of a curve to the left, said curve having a central angle of 3°34' a radius of 3397.77 feet and a tangent of 105.79 feet; thence proceed along said chord 211.48 feet to the P.T.; thence turn left 84°21' North Westerly 224.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Property address: 4480 South Shades Crest Road, Helena, AL 35022

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject 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 the heirs and assigns to 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, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this the \_\_\_\_\_ day of October, 2017.

*Kolby D. Jackson, by and through his attorney  
in fact Kristen Jackson*

Kolby D. Jackson, by and through his Attorney in Fact,  
Kristen Jackson

*Kristen Jackson*  
Kristen Jackson

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Kristen Jackson, as Attorney in Fact for Kolby D. Jackson and Kristen Jackson, individually, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, individually and as such officer with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of October, 2017.



*L Eaton*  
NOTARY PUBLIC  
My Commission Expires: 4/26/2020

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

Grantor's Name Kolby D. Jackson  
 Mailing Address 176 Saint Charles Drive  
Helena, AL 35080

Grantee's Name Joshua B Campbell and Ashley C Campbell  
 Mailing Address 117 Avalon Avenue  
Hueytown, AL 35023

Property Address 4480 South Shades Crest Road  
Helena, AL 35022

Date of Sale 10/26/2017  
 Total Purchase Price \$ 157,000.00

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  
☒ 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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 will 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).



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 10/30/2017 03:23:28 PM  
 \$21.00 DEBBIE (verified by)  
 20171030000392990

Print Leanne G. Ward

Sign Leanne G. Ward

Grantor/Grantee/Owner/Agent circle one

**Form RT-1**