WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

[1] [1] "大型,我是一个人,我们就是我们是我们是我们的,我们们的,我们们就是一个人的,我们们就是这个人的,我们就是一个人的,我们就是我们的,我们就是这个 第三章

> 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.

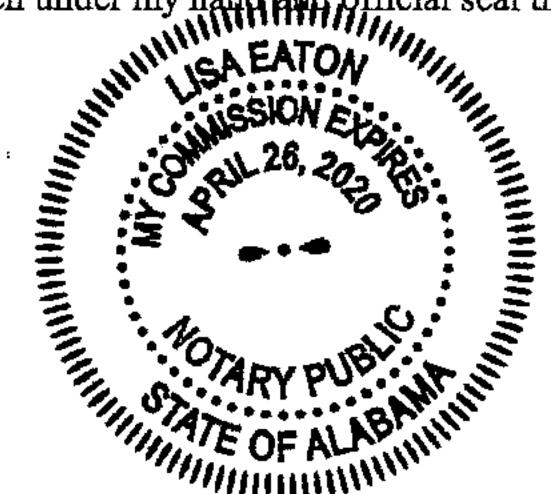
TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

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 WHERE	OF, I have hereun	to set my hands and seal this the day of October, 2017.
		Kolb , D Jackson, Dy and through his automen
		ir fact Kinger John
		Kolby D. Jackson, by and through his Attorney in Fact, Kristen Jackson
		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 day of October, 2017.



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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	Grantee's Name	Joshua B Campbell and Ashley C Campbell
Mailing Address	176 Saint Charles Drive	- Mailing Address	117 Avalon Avenue
	Helena, AL 35080		Hueytown, AL 35023
	· · · · · · · · · · · · · · · · · · ·		
Property Address	4480 South Shades Crest Road	Date of Sale	10/26/2017
	Helena, AL 35022	Total Purchase Price	\$ 157,000.00
		or	
		Actual Value	\$
	· · · · · · · · · · · · · · · · · · ·	- or	
		Assessor's Market Value	\$
evidence: (check composition of Sales Contraction)	ne) (Recordation of document)	this form can be verified in the entary evidence is not required. Appraisal Other	
Closing State	ment		
•	document presented for reco	ordation contains all of the re	quired information referenced
		Instructions	
	eir current mailing address.	the name of the person or pe	ersons conveying interest

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.

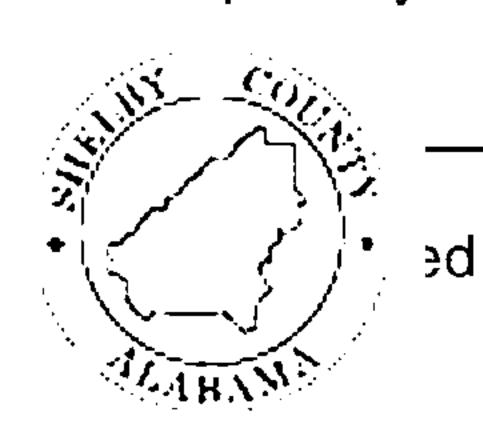
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

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).

Sign

Print Leanne G. Ward



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 DEBBIK verified by)

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antor/Grantee/Owner/Agent) circle one

Form RT-1