

SEND TAX NOTICE TO:

(Name) James H. Campbell and Shirley Ann Campbell
 1226 Southwind Drive
 (Address) Alabaster, AL 35007

This instrument was prepared by

228

(Name) ROBERT R. SEXTON, Attorney at Law
 1600 City Federal Building
 (Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-NINE THOUSAND AND NO/100 (\$69,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KIMMY GERALD WHITTEN and wife, SANDRA C. WHITTEN

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES H. CAMPBELL and SHIRLEY ANN CAMPBELL

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 21, in Block 3, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the current year.
2. Building set back line and easements as shown by record plat.
3. Restrictions, conditions and limitations in Misc. Volume 14, page 23.
4. Easements as to underground electrical distribution in Misc. Volume 14, page 475.
5. Agreements and easements to Alabama Power Company in Misc. Volume 14, page 769.
6. Easements to Alabama Power Company in Deed Book 299, page 120.

\$54,000. 00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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, we have hereunto set our hand(s) and seal(s), this 4th

day of December, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

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STATE OF ALABAMA
XXXXX DADE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMMY GERALD WHITTEN and wife, SANDRA C. WHITTEN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4

day of

December

A. D., 19 86

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES JUNE 18, 1989

NOTARY PUBLIC

NOTARY PUBLIC

Glen M. Schweikert

Affix Seal

Notary Public.

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