

SEND TAX NOTICE TO:

(Name) Michael & Sarah Campbell

(Address) 216 - WESTCLIFF DR
Bham, AL. 35224

This instrument was prepared by

(Name) John L. Cole, Attorney 1861
P.O. Box 55536

(Address) Birmingham, AL 35255

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 Fifty-five Thousand & no/100 ----- (\$55,000.00) DOLLARS

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

Lorene Bearden, A widow

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

Michael Campbell and Wife, Sarah 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:

Commence intersection North right of way County Road number 22 and East right of way County Road number 17 then Northwest on right of way 450 feet to beginning then continue Northwest to South bank woods creek then Southwesterly on creek bank to East line Northwest $\frac{1}{2}$ then South 703 feet West 260', Northwest 166 feet, West 255' to point of beginning, acreage 11 calculated, Section 4, Township 22 South, Range 3 West, Recorded in Deed Book 323, Page 754, containing more or less eleven acres.

This deed is drafted from the Courthouse description in Book 183, Page 484 and John L. Cole will not be liable for any defects in title, nor encroachment on said property as no title search or title binder has been authorized by Grantor or Grantee.

Lorene Bearden is the widow of Calvin C. Bearden who died February 5, 1988, while a resident of Shelby County, Alabama.

Grantor does hereby warrant to the Grantee said property hereinabove described, has a right of way to said property from Shelby County Highway number 22 and that the Grantee will be able to tap onto city water adjacent to this property.

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, I have hereunto set my hand(s) and seal(s), this 5th

day of May, 1989

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAY 26 AM 9:43

Judge of Probate

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned

hereby certify that Lorene Bearden, a widow

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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, A. D., 1989

Lorene Bearden (Seal)
Lorene Bearden (Seal)

1. Deed Tax \$ 55.00 (Seal)

2. Notary Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL \$ 59.50

a Notary Public in and for said County, in said State.

Notary Public.