

854

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Charles Gary Campbell

(Address) 122 Gardens Place
Birmingham, Alabama 35216

This instrument was prepared by

(Name) W. L. Longshore, III

(Address) 1900 City Federal Building, Birmingham, Alabama 35203

Form 1-1-8 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and 00/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Baker Properties, Ltd., an Alabama Limited Partnership

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

Charles Gary Campbell and wife, Diana P. 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:

Parcel D-2, according to the Amended Map of Baker Properties, Ltd., Land Division #2,
as recorded in Map Book 14, Page 29, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1990 and subsequent years not yet due and payable.
2. Public utility easements as shown by recorded plat, including a Southern Natural Gas Co. easement running Northwesterly to Southeasterly through West 1/2 of lot.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real - 177, Page 961 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 155, Page 104 in Probate Office.

No mobile homes shall be allowed to be placed upon the property at any time hereafter.

1	Deed Tax	-----	\$	40.00
2	Int. Tax	-----	\$	2.80
3	Transfer Tax	-----	\$	2.80
4	Notary Fee	-----	\$	1.00
5	Record Fee	-----	\$	1.00
6	County Fee	-----	\$	1.00
Total				\$ 46.80

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 11th

day of April, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

90 APR 12 AM 7:59

(Seal)

(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

JEFFERSON

COUNTY

I, W. L. Longshore, III, a Notary Public in and for said County, in said State,
hereby certify that Richard M. Baker, General Partner and Elizabeth B. Leath, General Partner
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 11th day of April, 19 90