

## WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:

Van Murray Campbell  
2833 Berkeley Drive  
Birmingham, AL 35242

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of TWO HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$223,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **J. EDWARD WYATT AND WIFE FAYE M. WYATT**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **VAN M. CAMPBELL AND SHAWN T. CAMPBELL**, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 20, Block 2, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.



\$ 153,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Van Murray Campbell and Van M. Campbell are one and the same person.  
Shawn Thomas Campbell and Shawn T. Campbell are one and the same person.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 24<sup>th</sup> day of September, 1996.

  
J. EDWARD WYATT  
  
FAYE M. WYATT

Inst # 1996-32326

10/01/1996-32326  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 81.00

1996-32326

STATE OF GEORGIA )

COUNTY OF Gwinnett )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. **EDWARD WYATT AND WIFE, FAYE M. WYATT**, 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 the 24<sup>th</sup> day of September, 1996.

*Jennifer A. Mallak*  
Notary Public

My Commission Expires: Mar. 28, 1998

Notary Public, Gwinnett County, Georgia  
My Commission Expires March 28, 1998

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