

THIS INSTRUMENT PREPARED BY:
J. PERRY MORGAN, BLACK & MORGAN, L.L.C.
3432 Independence Drive
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Vicki C. McKay
7634 Windsong Drive
Trussville, Alabama 35173

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and No/100 Dollars (\$10.00), in hand paid to the undersigned Grantors, by the Grantees herein, and in accordance with the laws of descent and distribution in the State of Alabama, I, Vicki C. McKay, as Administratrix of the Estate of Joyce Campbell, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Linda J. Curl, Vicki C. McKay, and Clayton Edward Campbell (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 2, according to the Survey designated "Parker's Subdivision", a map or plat of which is recorded in Vol. 5, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to all easements, restrictions, rights of way, set back lines, taxes, and all other matters of public record, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Vicki C. McKay, as Administratrix (Personal Representative) of the estate of Joyce Campbell, deceased, whose estate is currently being probated in the Probate Court of Shelby County, Alabama, bearing Case Number 39-061, hereby executes this deed in her representative capacity as Administratrix of said estate.

Clayton Eldridge Campbell, surviving spouse of Joyce Campbell, neither owns nor possesses any interest in and to the Subject Property, having heretofore signed a Qualified Disclaimer, pursuant to the Alabama Disclaimer of Property Interests Act and §2518 of the Internal Revenue Code of 1986, as amended, thereby irrevocably and unqualifiedly disclaiming and renouncing any and all interest in or to the above-described real property, the Qualified Disclaimer of the said Clayton Eldridge Campbell having heretofore been filed, on October 11, 1999, with the Judge of Probate of Shelby County, Alabama, in the decedent's estate proceeding for Joyce Campbell, bearing Case Number 39-061, in the Probate Court of Shelby County, Alabama.

The purpose of this conveyance is to transfer the ownership of the subject property to Linda J. Curl, Vicki C. McKay, and Clayton Edward Campbell, as tenants in common.

Joyce Campbell acquired title to the Subject Property by testamentary devise under the Last Will and Testament of her mother, Freddie R. Cook, whose estate was heretofore probated in Case No. 31-249 in the Probate Court of Shelby County, Alabama.

The Subject Property is not the homestead of any Grantor.

The legal description recited herein is based upon information furnished to the deed preparer by the Grantees. The preparer of this deed assumes no liability for any discrepancies between the recited legal description and the actual legal description of the property intended to be hereby conveyed.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, as Administratrix of the Estate of Joyce Campbell have a good right to sell and convey the same as aforesaid; that I

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11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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, I have hereunto set my hand and seal, this 1st day of December, 1999.

J. Perry Morgan
Notary Public

Vicki C. McKay (SEAL)
VICKI C. McKay, AS ADMINISTRATRIX
OF THE ESTATE OF JOYCE CAMPBELL

STATE OF ALABAMA
JEFFERSON COUNTY

)
) GENERAL ACKNOWLEDGMENT

I, J. Perry Morgan, a Notary Public in and for said County, in said State, hereby certify that Vicki C. McKay, as Administratrix of the Estate of Joyce Campbell, whose name, as such Administratrix, 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, as such Administratrix, and with full authority in the premises, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of December, 1999.

J. Perry Morgan (SEAL)
Notary Public
My Commission expires: 2/01/2001

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