

## SEND TAX NOTICE TO:

Shawn Campbell Kassie Campbell 1675 20th Avenue Calera, AL 35040

#### THIS INSTRUMENT PREPARED BY:

Shannon E. Price, Esquire P. O. Box 19144
Birmingham, AL 35219

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

### STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

### SHELBY COUNTY

That in consideration of -----ONE HUNDRED TWENTY THOUSAND AND NO/100'S DOLLARS----(\$120,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Rhonda J. Barr, an unmarried woman, (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Shawn Campbell and Kassie Campbell, (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A PART OF THE NE1/4 OF NE1/4 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST LINE OF BLOCK 263 WITH THE SOUTH LINE OF 20TH AVENUE, ACCORDING TO J.K. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 20TH AVENUE A DISTANCE OF 90 FEET TO A POINT; THENCE RUN SOUTHERLY PARALLEL WITH THE EAST BOUNDARY OF SAID BLOCK 263 ACCORDING TO SAID DUNSTAN'S MAP A DISTANCE OF 210 FEET TO A POINT; THENCE RUN WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID 20TH AVENUE A DISTANCE OF 90 FEET TO A POINT OF THE EAST BOUNDARY OF SAID BLOCK 263; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF SAID BLOCK 263 A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Rhonda J. Barr by deed dated June 11, 2003 and recorded June 30, 2003 in Instrument 20030630000406550.

# Subject to:

- 1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

\$ 120,000.00 herewith.

of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously

1

• 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	F, GRANTOR(S) have he	ereunto set my (our) hand(s) and sea	l(s), this 27th day of March, 2007
	(Seal)	Monda J. Barr	(Seal)
	(Seal)		(Seal)
STATE OF ALABAMA	Genera	l Acknowledgement	
JEFFERSON COUNTY		r r return vi reugeriet	
I, the undersigned authori Rhonda J. Barr, an unmarried wo to me (or satisfactorily proven), ac she executed the same voluntarily of	man, whose name(s) wa knowledged before me	on this day, that, being informed	onveyance, and who is (are) know
Given under my hand and	official seal this 27th d	ay of March, 2007.	
CCLE	Notary My Cor	Public. mmission Expires:	(Seal)
	LARGE : TENTER : TENT	Richard B. N My Commission Ex	AcClelland pires: 10-19-2010

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice