

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
Charles E. Howard, III  
253 Strathaven Lane  
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FORTY FOUR THOUSAND and 00/100 Dollars (\$244,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jennifer Holden Campisi and Christopher J. Campisi, Wife and Husband, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Charles E. Howard, III and Kathleen Howard, Husband and Wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1613, according to the Final Plat of Strathaven at Ballantrae Phase 1, as recorded in Map Book 37, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, covenants, reservations, agreements, rights-of-way and set-back lines of record.

Jennifer Holden Campisi is one and the same as Jennifer L. Holden, one of the Grantees in that certain Deed dated April 30, 2009 and recorded on May 1, 2009 in Instrument No. 20090501000161130 in the Probate Office of Shelby County, Alabama.

\$164,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantors do for themselves and for their successors and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns 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 hereunto set our hand and seal on this the 10th day of June, 2014.

20140620000187650 1/2 \$97.00  
Shelby Cnty Judge of Probate, AL  
06/20/2014 12:18:14 PM FILED/CERT

Jennifer Holden Campisi  
Christopher J. Campisi

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer Holden Campisi and Christopher J. Campisi, 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, this 10th day of June, 2014.

Shelby County, AL 06/20/2014  
State of Alabama  
Deed Tax: \$80.00

NOTARY PUBLIC  
My Commission Expires 8-25-15





20140620000187650 2/2 \$97.00  
Shelby Cnty Judge of Probate, AL  
06/20/2014 12:18:14 PM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Christopher + Jennifer Campisi  
Mailing Address Po Box 713  
Pelham, AL 35124

Grantee's Name Charles Howard III  
Mailing Address 253 Strathaven Lane  
Pelham, AL 35124

Property Address 253 Strathaven Lane  
Pelham, AL 35124

Date of Sale 6/10/14  
Total Purchase Price \$ 244,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/10/14

Print Gregory D. Harrelson

☐ Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1