

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
James Michael Campbell

P.O. Box 360836
Birmingham, AL 35236

20140822000263670

08/22/2014 09:24:22 AM

DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$183,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we John D. Brown and Elizabeth J. Brown, by John Dewayne Brown, her Attorney-in-Fact, husband and wife, John D. Brown is one and the same as John Dewayne Brown, whose mailing address is 7 Pecan Trace Newnan, GA 30265 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Michael Campbell, whose mailing address is P.O. Box 360836 Birmingham, AL 35236 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 3143 Chestnut Oaks Drive, Birmingham, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$155,550.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John D. Brown and Elizabeth J. Brown by John Dewayne Brown, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 14th day of August, 2014.

John D. Brown

John D. Brown

Elizabeth J. Brown

Elizabeth J. Brown by John Dewayne Brown

by John D. Brown
her Attorney-in-Fact

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that John D. Brown and Elizabeth J. Brown by John Dewayne Brown, her Attorney-in-Fact, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of August, 2014.

[Signature]
Notary Public

Commission Expires: 3/5/17

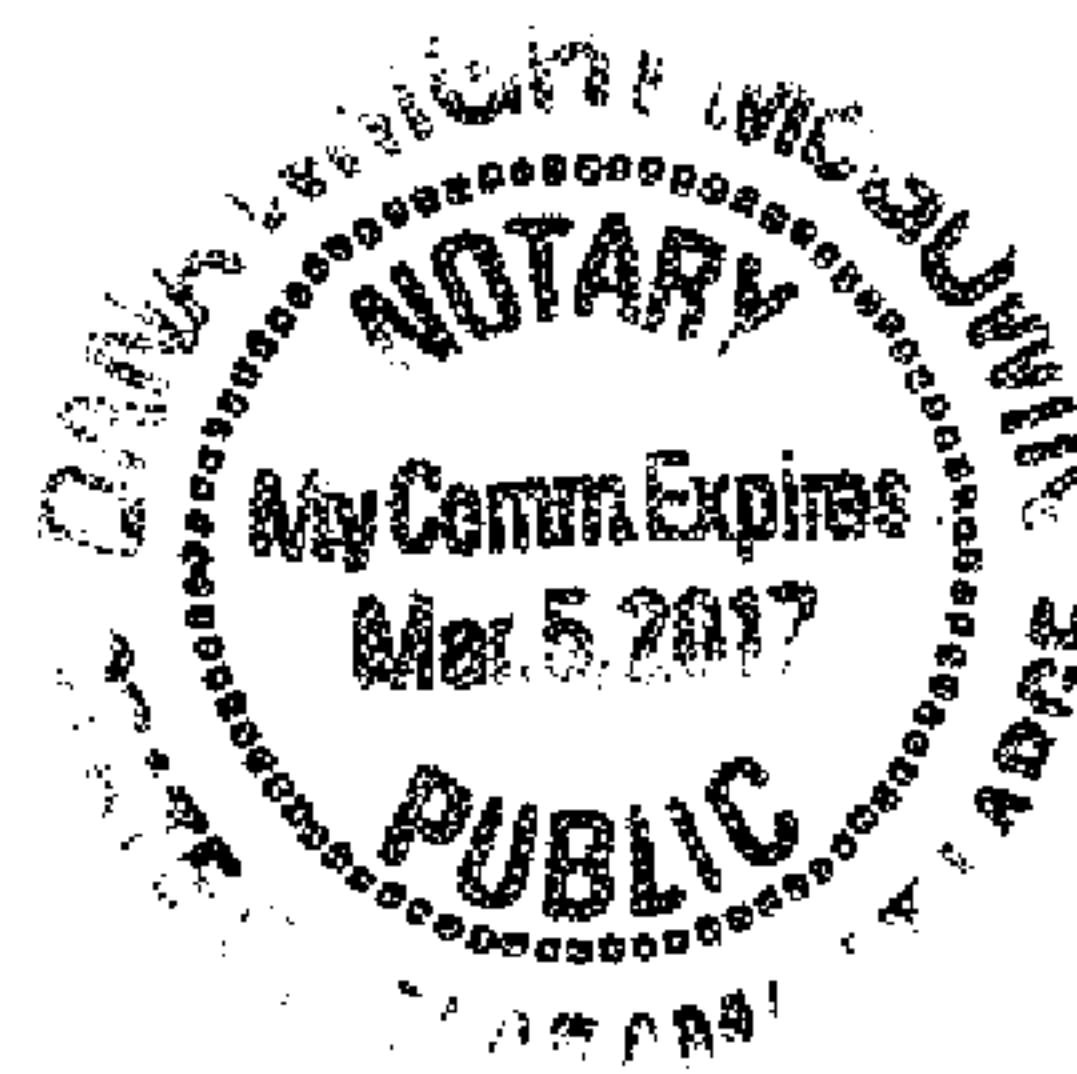


EXHIBIT "A"
Legal Description

Lot 20A, according to a Resurvey of Lots 15 through 29 inclusive, the Fairways at Riverchase, as recorded in Map Book 14, Page 40, in the Office of the Probate Judge of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/22/2014 09:24:22 AM
\$44.50 CHERRY
20140822000263670

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.