

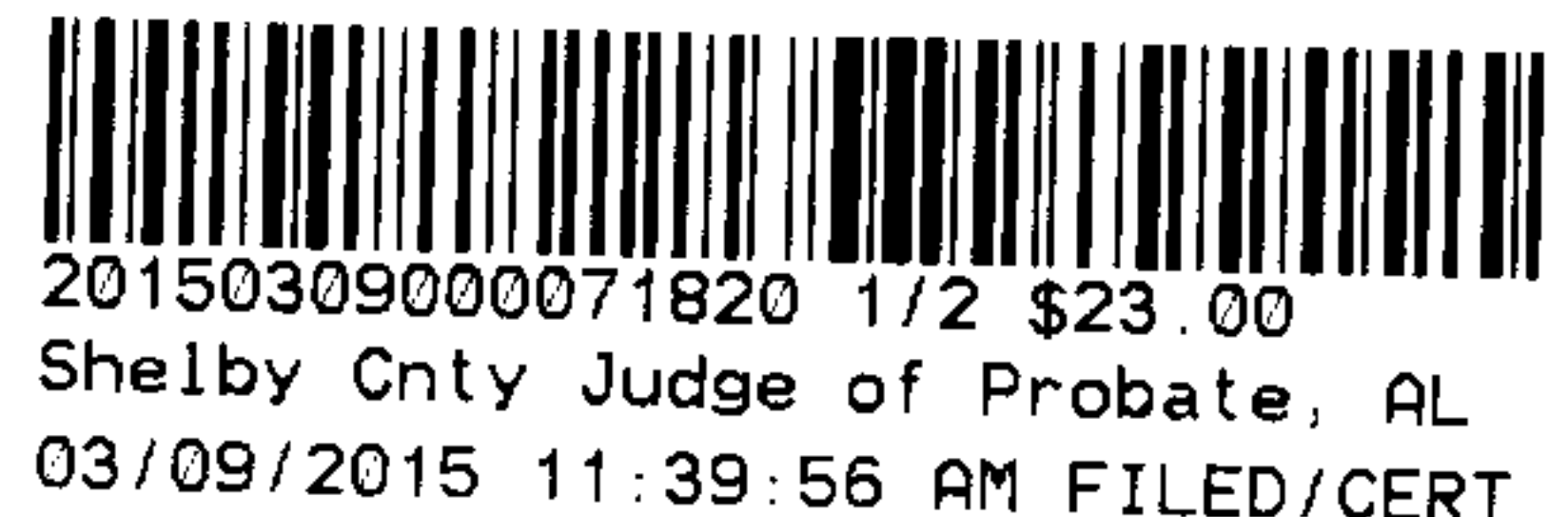
Send tax notice to:
KATHYRN MARIE SUND
1507 CITATION TERRACE
HELENA, AL 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015056

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand and 00/100 Dollars (\$182,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEPHEN A. CAMPBELL and LURA CAMPBELL, HUSBAND AND WIFE **whose mailing address** is: 8350 Hwy 13, Helena AL 35080 (hereinafter referred to as "Grantors") by KATHYRN MARIE SUND and JAMES CHRISTOPHER SUND **whose mailing address** is: 1507 CITATION TERRACE, HELENA, AL, 35080 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 104, ACCORDING TO THE SURVEY OF DEARING DOWNS, FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 18, PAGE 598 AND SHELBY REAL VOLUME 168, PAGE 109.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

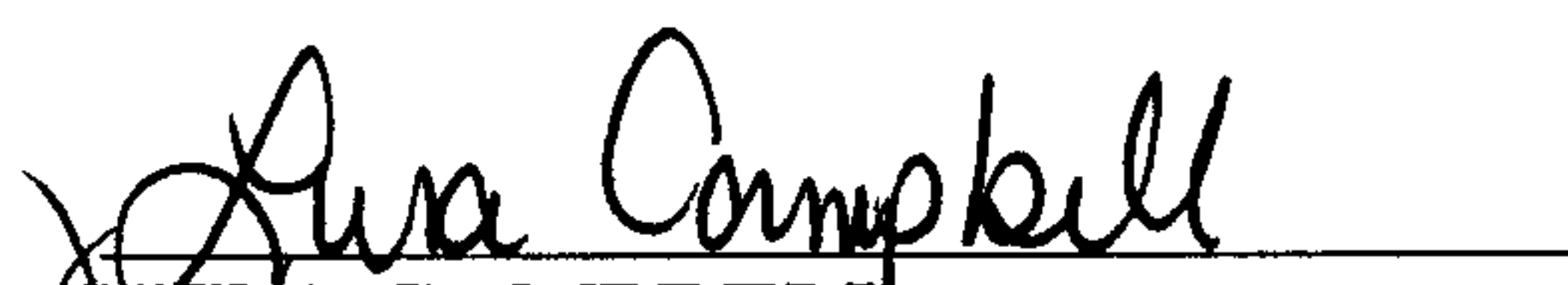
\$176,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 03/09/2015
State of Alabama
Deed Tax: \$6.00

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 20th day of February, 2015.

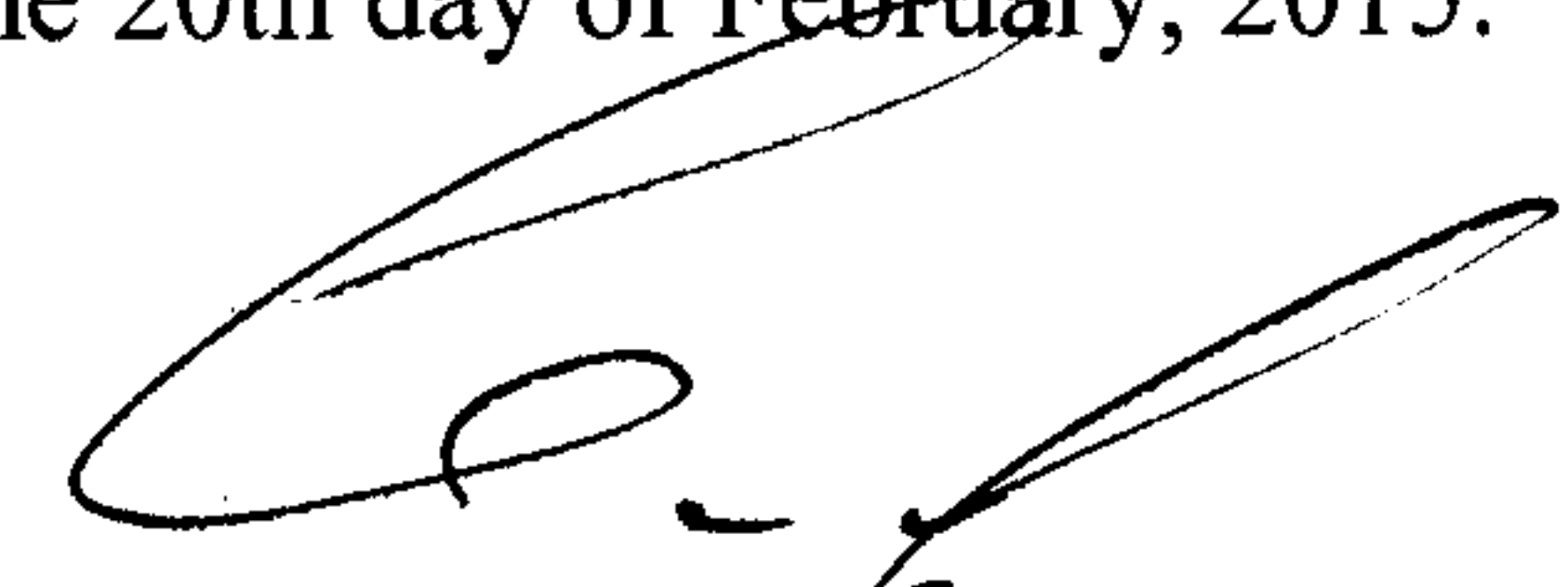

STEPHEN A. CAMPBELL

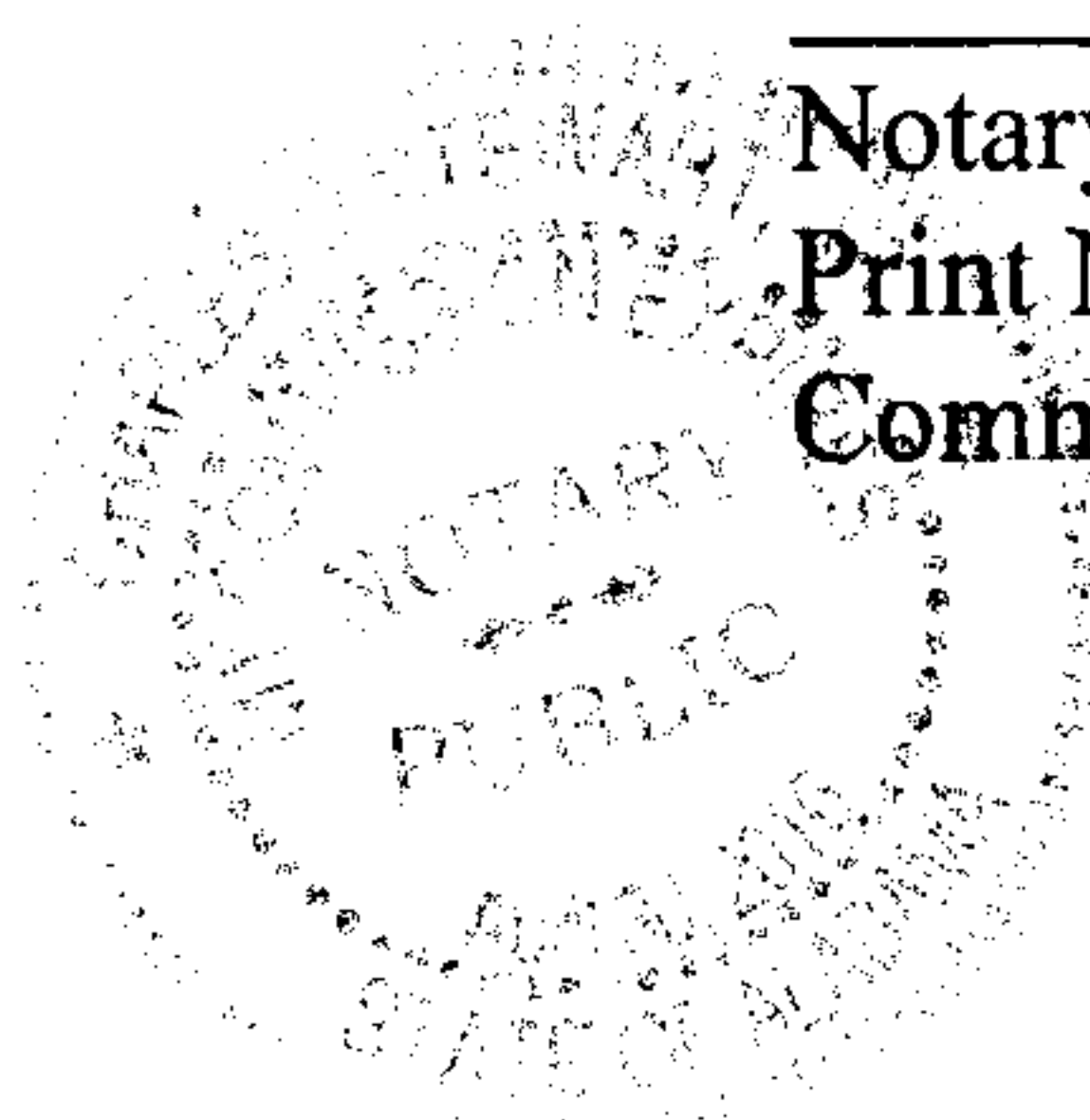

LURA CAMPBELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN A. CAMPBELL and LURA CAMPBELL whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of February, 2015.


Notary Public
Print Name: Carla S. Stewart, Jr
Commission Expires: 4-30-16





20150309000071820 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
03/09/2015 11:39:56 AM FILED/CERT