

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22101

Send Tax Notice To: Ken Campbell, Debbie Campbell, Jason
Edmondson and Misty Edmondson

155 Edmondson Lane
Huntsville AL 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty One Thousand One Hundred Fifty Dollars and Fifty Two Cents (\$281,150.52)**, 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, **Michael Bush**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ken Campbell, Debbie Campbell, Jason Edmondson and Misty Edmondson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2015 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$281,150.52 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of April, 2015.


Michael Bush

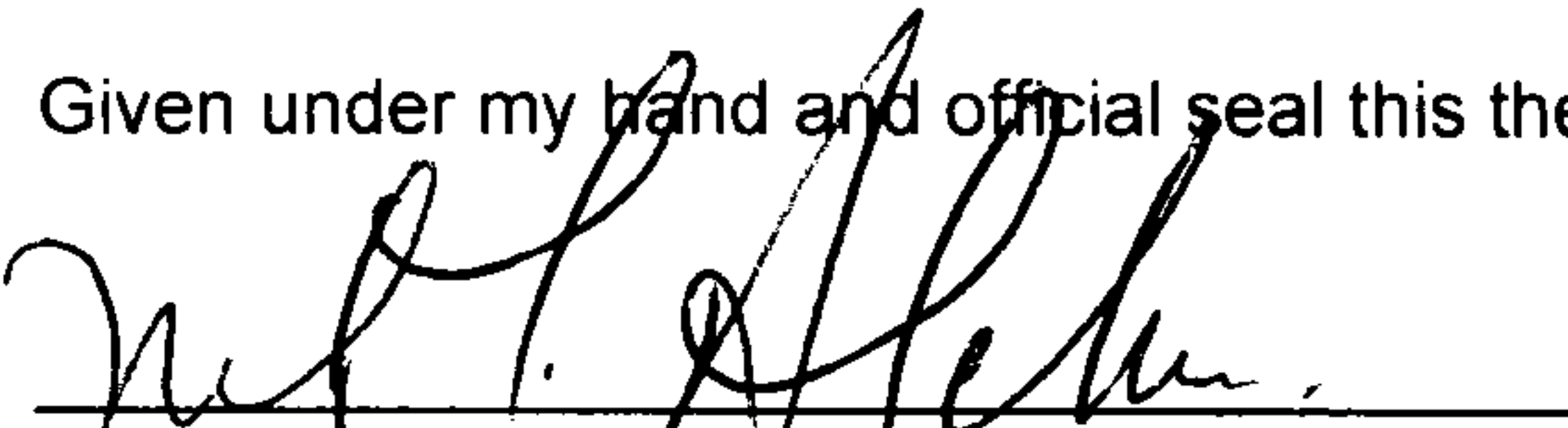

20150429000139880 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/29/2015 11:12:06 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael Bush, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2015.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016

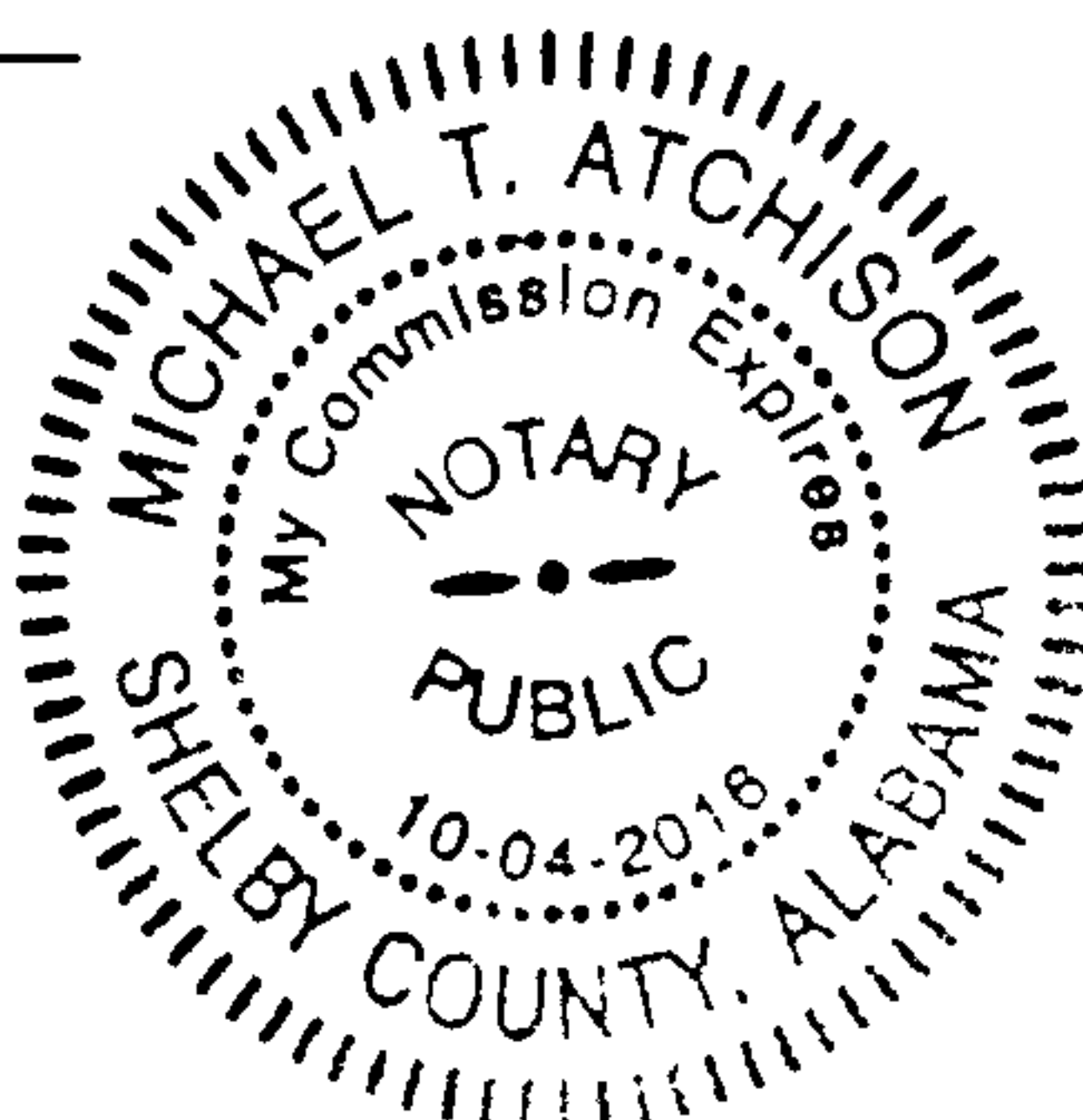


EXHIBIT "A"
LEGAL DESCRIPTION

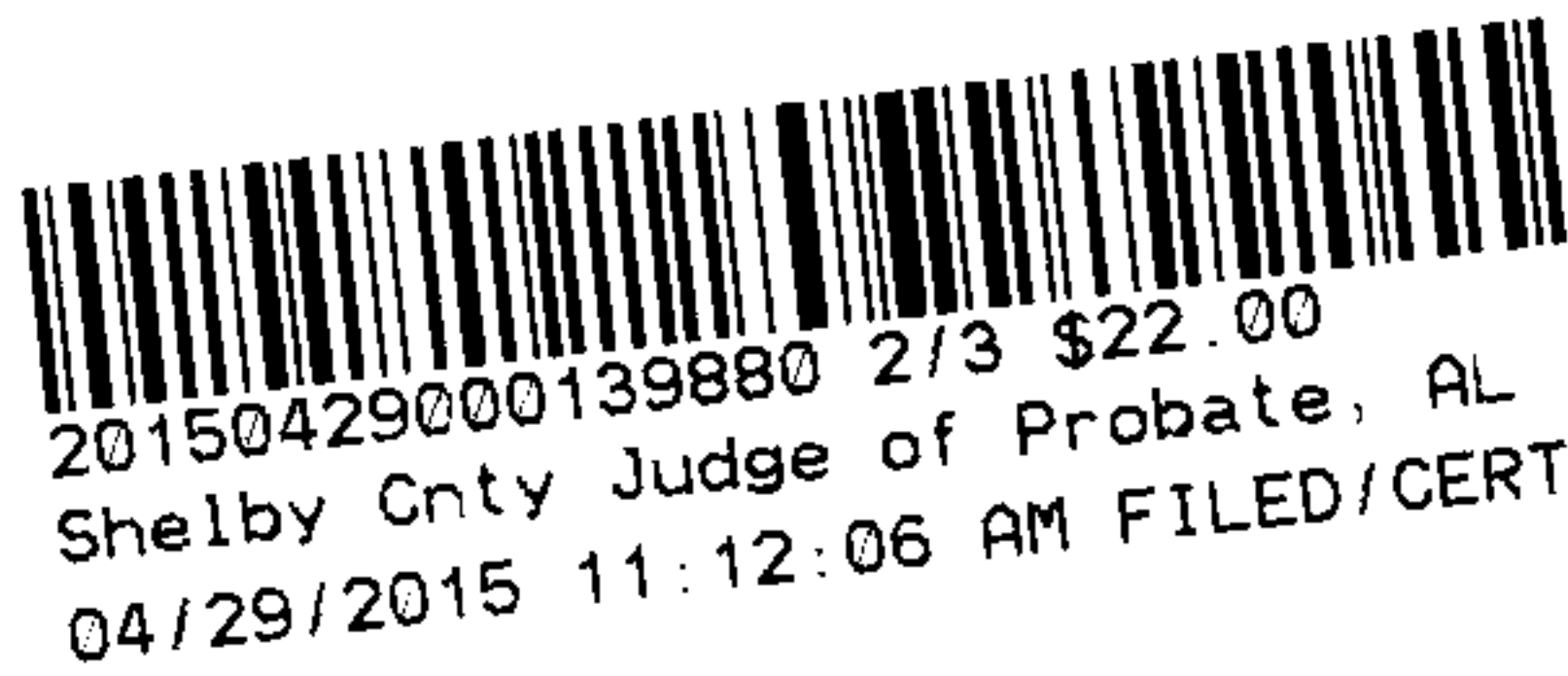
PARCEL I:

NE 1/4 of SE 1/4, Section 9, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the NE ¼ of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of above said Section 9; thence South 01 degrees 40 minutes 33 seconds West, a distance of 397.58 feet to the point of beginning; thence continue along the last described course, a distance of 2281.19 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 1252.32 feet; thence North 00 degrees 25 minutes 30 seconds West, a distance of 1316.09 feet; thence North 00 degrees 18 minutes 59 seconds West, a distance of 877.58 feet to a point on the Southerly right of way line of Southern Railway (100-foot right of way); thence North 86 degrees 17 minutes 06 seconds East and along said right of way line, a distance of 1336.45 feet to the point of beginning.

Also, and including a 15-foot ingress/egress easement, lying 7.5-feet either side of and parallel to the following described centerline: Commence at the NE corner of above said Section 9; thence South 01 degrees 40 minutes 33 seconds West a distance of 397.58 feet; thence South 86 degrees 16 minutes 53 seconds West, a distance of 3.89 feet to the point of beginning of said centerline; thence North 04 degrees 10 minutes 55 seconds East, a distance of 152.88 feet; thence North 19 degrees 26 minutes 44 seconds East, a distance of 33.23 feet; thence North 31 degrees 11 minutes 21 seconds East, a distance of 168.13 feet to the Southerly right of way line of Highway 25 and the point of ending of said centerline.



Real Estate Sales Validation Form

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

Grantor's Name Michael Bush

Grantee's Name Ken Campbell, Debbie Campbell,
Jason Edmondson and Misty
Edmondson

Mailing Address

104 Mc Mahon Highway
Chester AL 35040

Mailing Address

1555 EDMONDSON LANE
ALABASTER, AL 35007

Property Address

Wilsonville, AL 35186

Date of Sale April 16, 2015

Total Purchase Price \$281,150.52

or

Actual Value

or

Assessor's Market Value



20150429000139880 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/29/2015 11:12:06 AM FILED/CERT

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 of 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 April 17, 2015

Print

Unattested

AC
(verified by)

Sign

M. T. Jackson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1