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:
B. P. Neighbors Family Trust
113 Hampton Lake Dr.
Pelham, AL 35124

20150512000156430
05/12/2015 11:05:52 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of $95,000.00, 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 Antonio L. Campbell and Connie R. Campbell, husband and wife, whose mailing address is 2912 C.R. 69, Clanton, AL 35045 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto B. P. Neighbors Family Trust, whose mailing address is 113 Hampton Lake Dr., Pelham, AL 35124 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2011 Highway 58, Helena, AL 35080; 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; $ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Antonio L. Campbell and Connie R. Campbell, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 11th day of May, 2015.

Antonio L. Campbell
Antonio L. Campbell

Connie R. Campbell
Connie R. Campbell

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Antonio L. Campbell and Connie R. Campbell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of May, 2015.

Dana Wright McGowin
Notary Public
Commission Expires 3/5/17

DANA WRIGHT McGOWIN
NOTARY
My Comm. Expires
Apr. 5, 2017
PUBLIC
STATE OF ALABAMA AT LARGE

S15-1322HUD

EXHIBIT "A"
Legal Description

Lot 1-A, according to a Resurvey of Lot 1, Block A, of the Amended Map of Fox Haven, First Sector, as recorded in Map Book 21, page 121, in the Probate Office of Shelby County, Alabama.

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/12/2015 11:05:52 AM
$112.00 CHERRY
20150512000156430

S15-1322HUD