

This instrument was prepared by:
Lauren Sonnier
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424
201505-282

Send tax notice to:
20150811000278790
08/11/2015 03:08:27 PM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, Barton A. Campbell a/k/a Barton Campbell and Cynthia K. Campbell a/k/a Cynthia Campbell, husband and wife (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell and convey unto Barton A. Campbell and Cynthia K. Campbell, husband and wife as Joint Tenants with the rights of survivorship and NOT as tenants in common (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 100, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 2,
PHASE 2, AS RECORDED IN MAP BOOK 25, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING the same property conveyed to Cynthia Campbell and Barton Campbell by Warranty Deed from
James Donald Lambert, dated April 10, 2015 and recorded April 15, 2015 at Instrument Number
20150415000121810.

BEING the same property conveyed to James Donald Lambert by Corporation Warranty Deed from Tom
Lacey Construction Co., Inc., dated March 14, 2000 and recorded March 21, 2000 at
Instrument Number
2000-08916.

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

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of ~~June~~, 2015

August 2015

Barton A. Campbell a/k/a Barton Campbell

Barton A. Campbell a/k/a Barton Campbell

Cynthia K. Campbell a/k/a Cynthia Campbell

Cynthia K. Campbell a/k/a Cynthia Campbell

Grantor/Grantee Address: 179 Cedar Grove Pkwy Maylene AL 35114

STATE OF ALABAMA

COUNTY OF *Shelby*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Barton A. Campbell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of August, 2015.

Bonita J. Stewart

Print Name: *Bonita J. Stewart*

Commission Expires: *4/16/17*



STATE OF ALABAMA

COUNTY OF *Shelby*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Cynthia K. Campbell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of August, 2015.

Bonita Stewart

Print Name: *Bonita Stewart*

Commission Expires: *4/16/17*

Real Estate Sales Validation Form

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

Grantor's Name Barton Campbell + Cynthia Campbell
Mailing Address 179 Cedar Grove Pkwy
Maylene AL 35114

Grantee's Name Barton A. Campbell + Cynthia K.
Mailing Address 179 Cedar Grove Pkwy
Maylene AL 35114

Property Address 179 Cedar Grove Pkwy
Maylene AL 35114
20150811000278790
08/11/2015 03:08:27 PM
DEEDS 4/4

Date of Sale 08/05/2015
Total Purchase Price \$ 10.00
or
Actual Value \$
or
Assessor's Market Value \$ 14,840.00

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 Deed to Perfect Title

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 _____

Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
08/11/2015 03:08:27 PM
\$24.00 CHERRY
20150811000278790

Form RT-1