

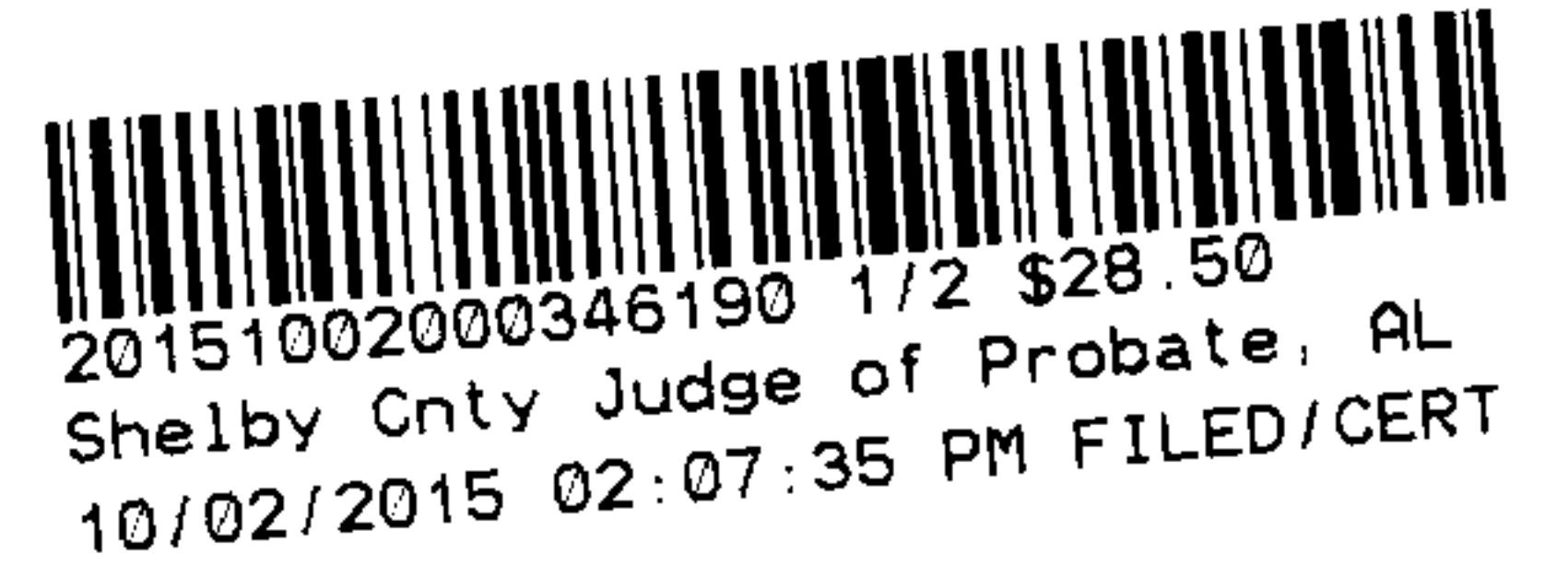
15-1698

Send tax notice to: Rebekah Ellen Ritchey, 2916 Kirkcaldy Lane, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160, Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred twenty-two thousand and no/100 (\$222,000.00) Dollars** 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

Willie Eugene Campbell, an unmarried man, whose mailing address is:
116 Mill Park Lane ; Madison, AL 35758

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

REBEKAH ELLEN RITCHEY
whose mailing address is: **2916 Kirkcaldy Lane, Birmingham, Al. 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2916 Kirkcaldy Lane, Birmingham, Al. 35242** to-wit:

Lot 17, Block 2, according to the Plat of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$210,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Willie Eugene Campbell is the surviving Grantee of that Deed recorded in Book 316, Page 627 recorded in the Probate Office of Shelby County, Alabama; the other Grantee Shirley Ann Campbell having died on or about the 29th day of September, 2015.

TO HAVE AND TO HOLD to the 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 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29th day of September, 2015.

Shelby County, AL 10/02/2015
State of Alabama
Deed Tax: \$11.50



20151002000346190 2/2 \$28.50
Shelby Cnty Judge of Probate, AL
10/02/2015 02:07:35 PM FILED/CERT

Willie Eugene Campbell (Seal)
WILLIE EUGENE CAMPBELL

_____(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Eugene Campbell, an unmarried man, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2015.

Robert O. McNearney
NOTARY PUBLIC

My commission expires: 11/5/17

