

This Instrument was Prepared by:

Send Tax Notice To: Matthew T. Campisi
128 Cedar Cove Drive
Pelham, AL 35124

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County



20151113000393270 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/13/2015 08:37:09 AM FILED/CERT

That in consideration of the sum of **One Hundred Eighty Seven Thousand Nine Hundred Dollars and No Cents (\$187,900.00)**, 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, **Jonathan Patrick Howard and Ebony Glenn Howard, husband and wife, whose mailing address is 800 Valley View Road Apt E75, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew T. Campisi, whose mailing address is 128 Cedar Cove Drive, Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 256 Lacey Avenue, Maylene, AL 35114**; to wit;

LOT 43, ACCORDING TO THE SURVEY OF LACEY'S GROVE, PHASE I, AS RECORDED IN MAP BOOK 35, PAGE 137, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

\$191,939.00 of the Purchas Price is being paid by a Mortgage being recorded simultaneously herewith.

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

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 35, Page 137.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

The easements, restrictions, covenants, conditions, and restrictions for Lacey's Grove, Phase I, as recorded in Instrument 20051013000532900.

Easements, building setback lines, covenants and notes set forth on map book 35, page 137.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Transmission line permit to Alabama Power Company as recorded in Deed Book 102, Page 266; Deed Book 102, Page 264 and Deed Book 102, Page 265.

Easement(s)/Right(s) of Way granted Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499.

Riparian and other rights created by the fact that subject property lies adjacent to or is bounded by a creek.

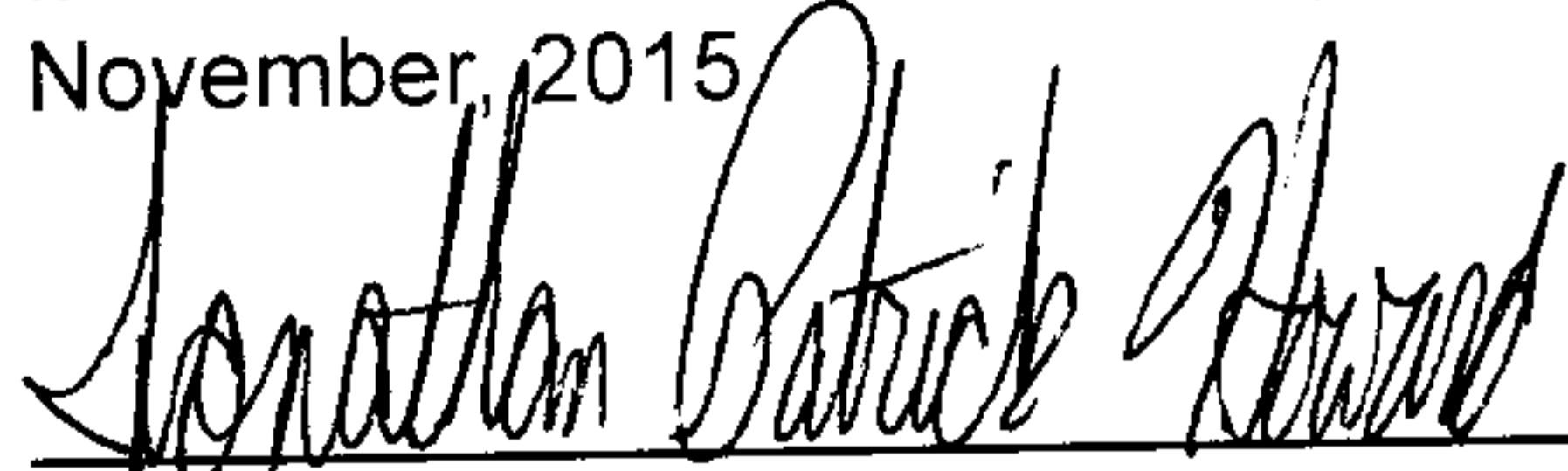
Non-exclusive easement for ingress and egress as created by that certain mortgage recorded under Instrument 20041012000563170.


Easements(s)/Right(s) of Way granted Alabama Power Company as recorded under Instrument 20050801000385500 and Instrument 20050803000393820.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of November, 2015


Jonathan Patrick Howard


Ebony Glenn Howard


State of Alabama

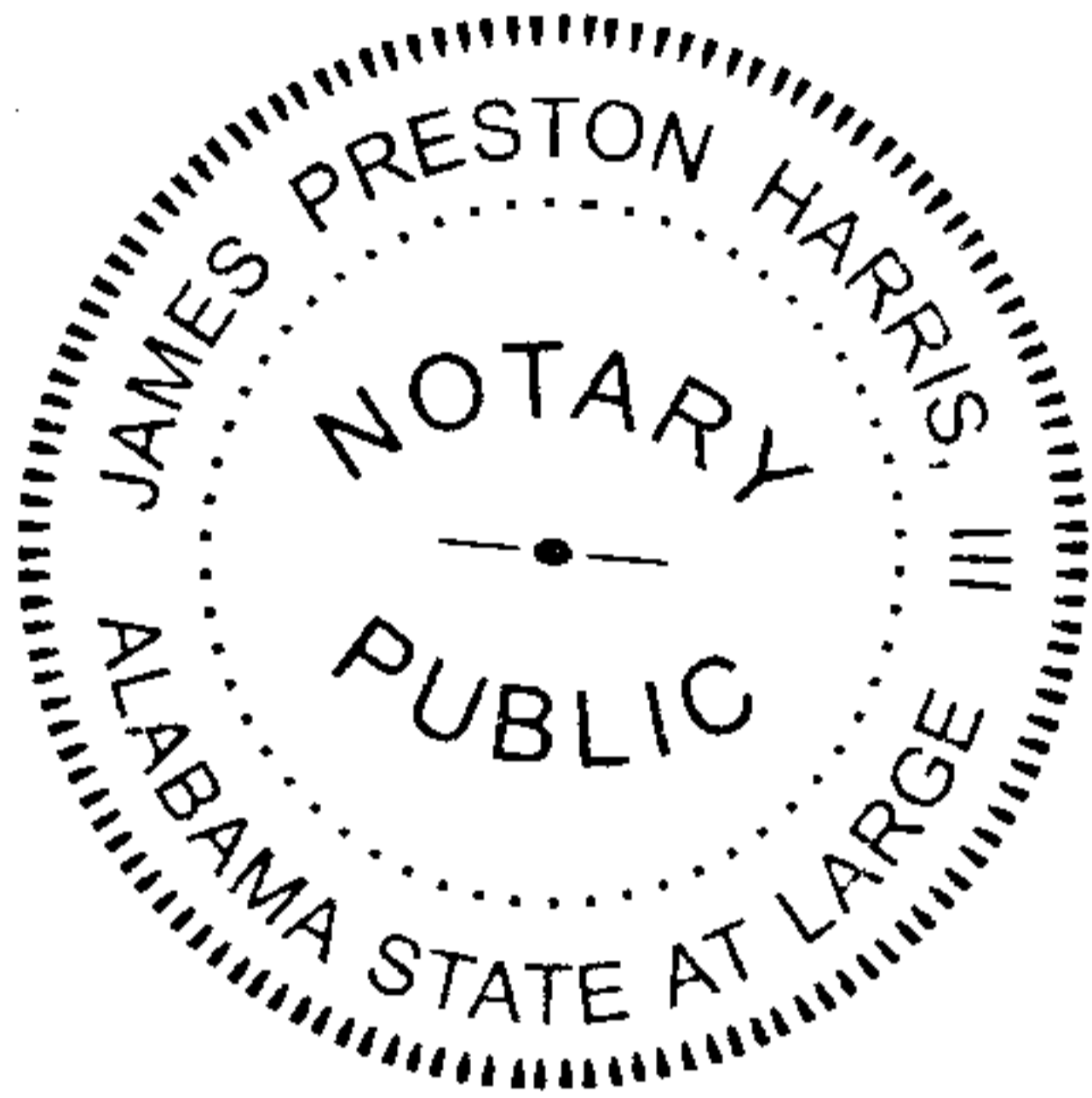
} General Acknowledgment


Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Jonathan Patrick Howard and Ebony Glenn Howard, husband and wife, whose names are signed to the foregoing conveyance, and who 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 6th day of November, 2015.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3/21/2018




20151113000393270 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/13/2015 08:37:09 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Patrick Howard
Ebony Glenn Howard
Mailing Address 800 Valley View Road Apt E75
Pelham, AL 35124
Property Address 256 Lacey Avenue
Maylene, AL 35114

Grantee's Name Matthew T. Campisi
Mailing Address 128 Cedar Cove Drive
Pelham, AL 35124
Date of Sale November 06, 2015
Total Purchase Price \$187,900.00
or
Actual Value _____
or
Assessor's Market Value _____

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 Appraisal
 Sales Contract Other
 Closing Statement _____

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.

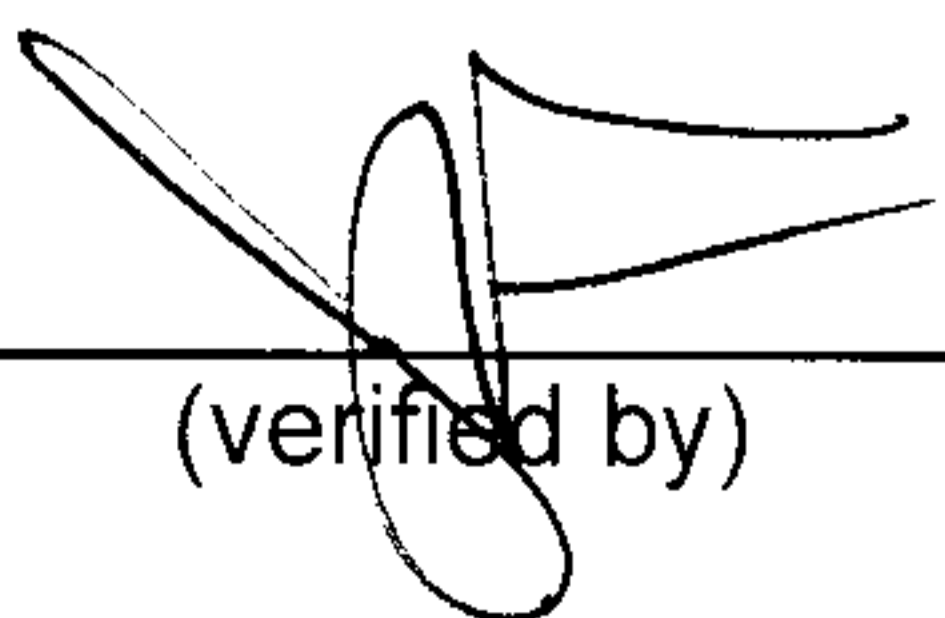
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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).

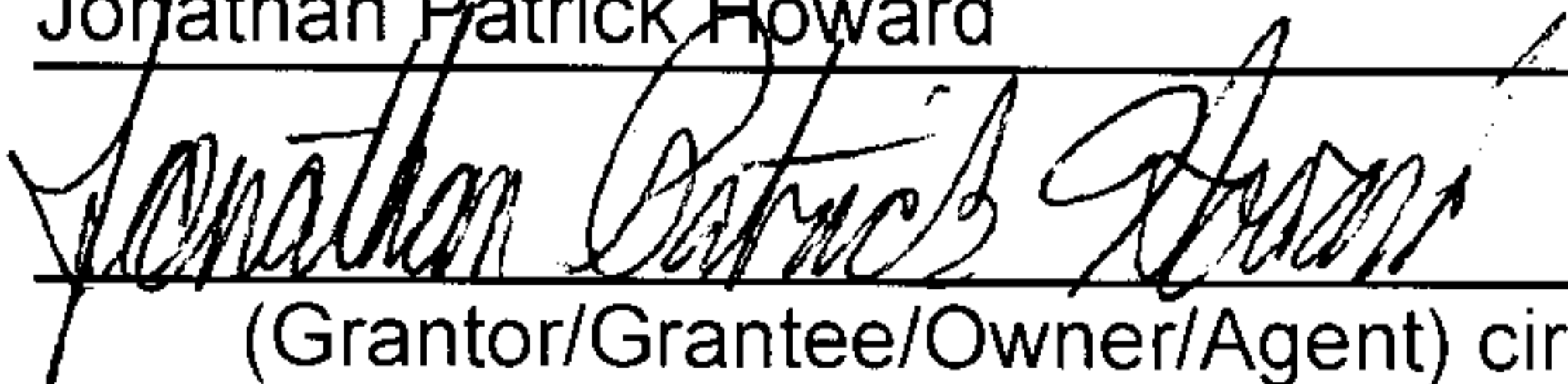
Date November 06, 2015

Unattested



(verified by)

Print Jonathan Patrick Howard

Sign 

(Grantor/Grantee/Owner/Agent) circle one