

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

20160212000046720

02/12/2016 03:40:38 PM

DEEDS 1/2

Send Tax Notice To:
James R. Harrington & Kay F. Harrington
5391 Harvest Ridge Lane
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA

3

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

3

That in consideration of \$193,000.00, 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 Angie M. Campisi, an unmarried woman by Sammy J. Campisi, her Attorney-in-Fact, whose mailing address is 128 Cedar Cove Dr., Pelham, AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James R. Harrington and Kay F. Harrington, individually, as co-tenants, whose mailing address is 5391 Harvest Ridge Lane, Birmingham, AL 35242 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 235 Beaver Creek Parkway, Pelham, AL 35124; 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 restrictions, reservations, corrections, 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$ 250 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Angie M. Campisi, an unmarried woman by Sammy J. Campisi, her Attorney-in-Fact has/have hereunto set his/her/their hand(s) and seal(s), this 10th day of February, 2016.

Angie Campisi by Sammy J. Campisi, her
Attorney-in-Fact

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sammy J. Campisi whose name as Attorney in Fact for Angie M. Campisi is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10th day of February, 2016.

Notary Public
Commission Expires:

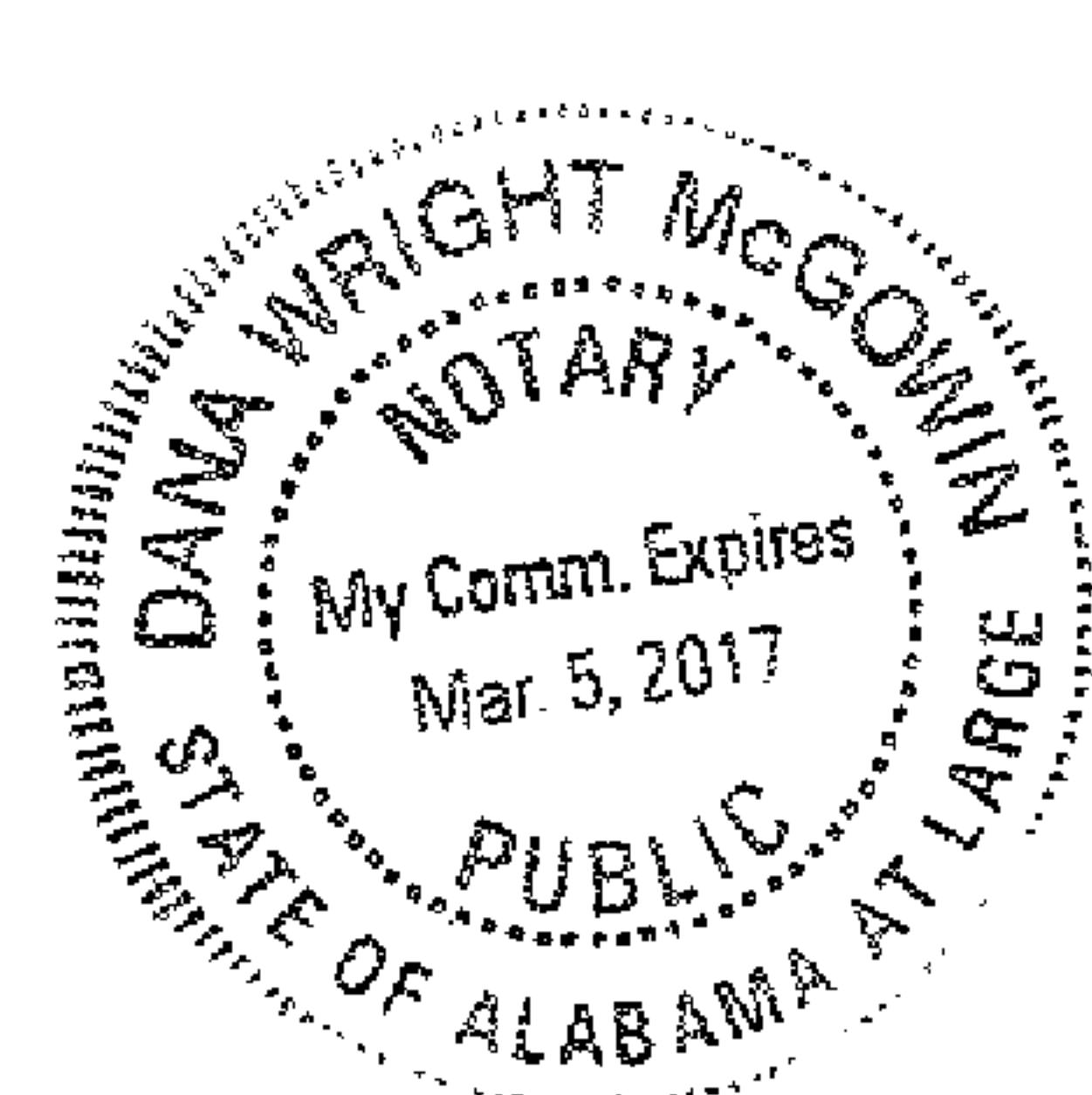


EXHIBIT "A"
Legal Description

Lot 18, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

20160212000046720 02/12/2016 03:40:38 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2016 03:40:38 PM
\$210.00 CHERRY
20160212000046720

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".