

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



20160601000188530 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:22 PM FILED/CERT

Space Above This Line For Recording Data

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Sixty Four Thousand and no/100's Dollars (\$164,000.00)** and other good and valuable consideration to the undersigned grantors,

Paul M. Elliott and Camille P. Elliott

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

Patrick S. Campisi

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 280, according to the Survey of Chandalar South Sixth Sector Addition, as recorded in Map Book 7, Page 50 A and B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Misc. 24, Page 886; Misc. 24, Page 890 and Misc. 25, Page 747.**
- 5. Agreement with Alabama Power Company recorded in Misc. 25, Page 742.**

All of the consideration is paid by a Purchase Money Mortgages filed simultancously herewith.

TO HAVE AND TO HOLD, unto the said grantee, his heirs, successors and assigns.

And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the

same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 24th day of May, 2016.

ATTEST:

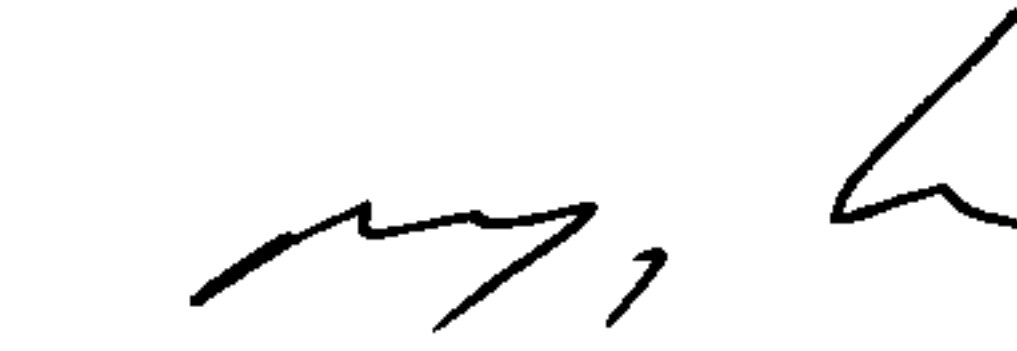

Paul M. Elliott


Camille P. Elliott

STATE OF ALABAMA
SHELBY COUNTY

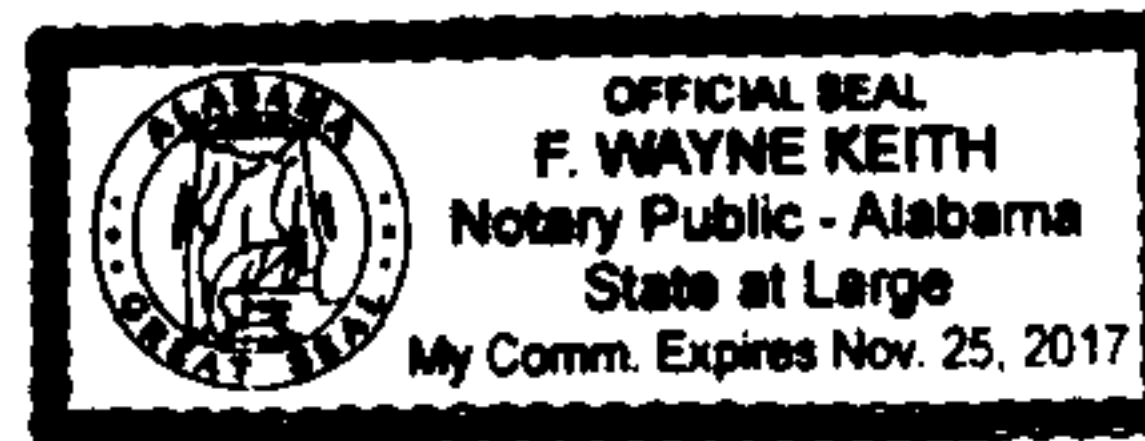
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Paul M. Elliott and Camille P. Elliott, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.


Given under my hand and seal this the 24th day of May, 2016.



Notary Public

SEND TAX NOTICE TO:
Patrick S. Campisi
2401 Dalton Drive
Pelham, Alabama 35124




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Real Estate Sales Validation Form

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

Grantors' Name: Paul M Elliott
Camille P Elliott

Mailing Address : 3324 Burning Tree Drive
Hoover, AL 35226

Grantee's Name: Patrick S Campisi

Mailing Address: 2401 Dalton Drive
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: May 24, 2016

Total Purchase Price \$164,000.00

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)

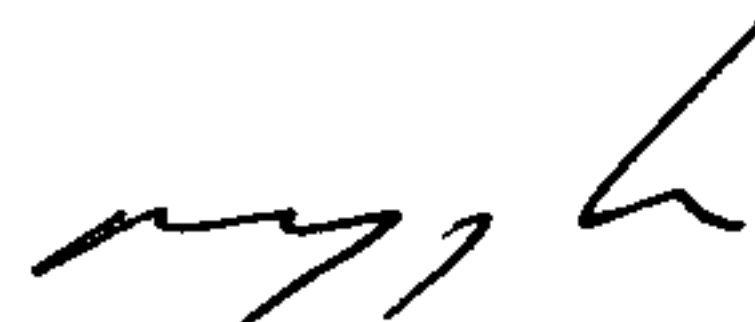
	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: May 24 , 2016

Sign


verified by closing agent
F. Wayne Keith Attorney

x

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