

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-16-23143

Send Tax Notice To: Robert Campbell
Laurie Shannon

5919 Swayne Dr NE
Olympia WA 98516

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Dollars and No Cents (\$129,000.00)**, 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, **Trust Estate B UWO Mary Lee Brown**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Campbell and Laurie Shannon**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama,; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

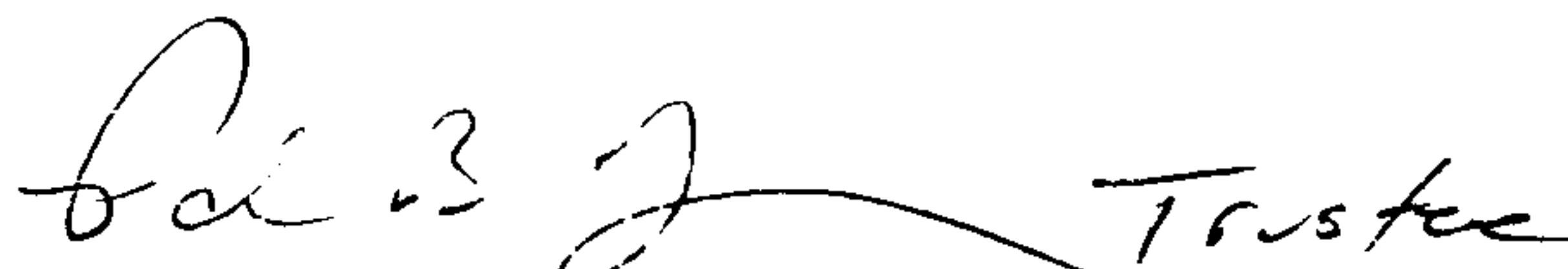
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 10th day of August, 2016.

Trust Estate B UWO Mary Lee Brown


By: Paul B. Brown, Trustee


20160817000295180 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
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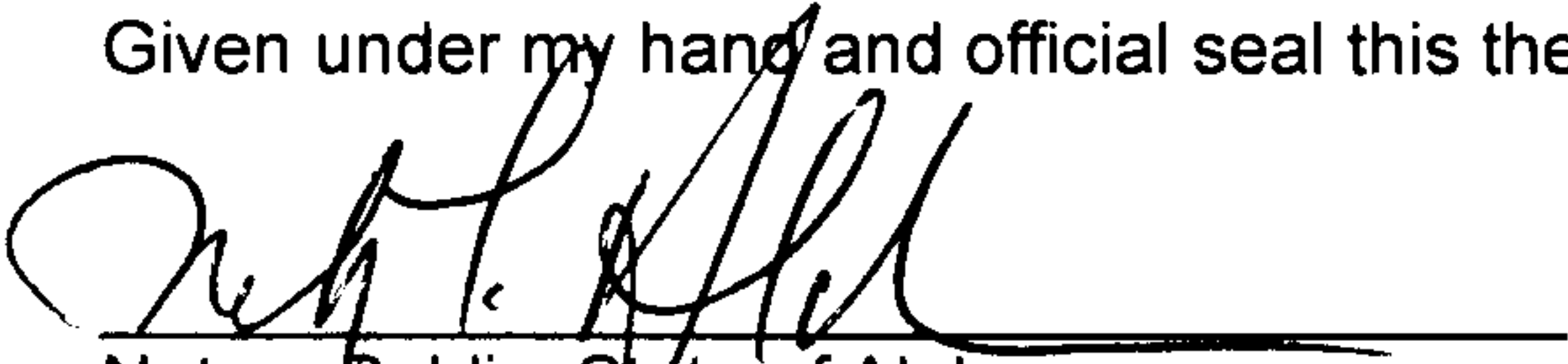
Shelby County, AL 08/17/2016
State of Alabama
Deed Tax: \$129.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Paul B. Brown as Trustee of Trust Estate B UWO Mary Lee Brown, 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 executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

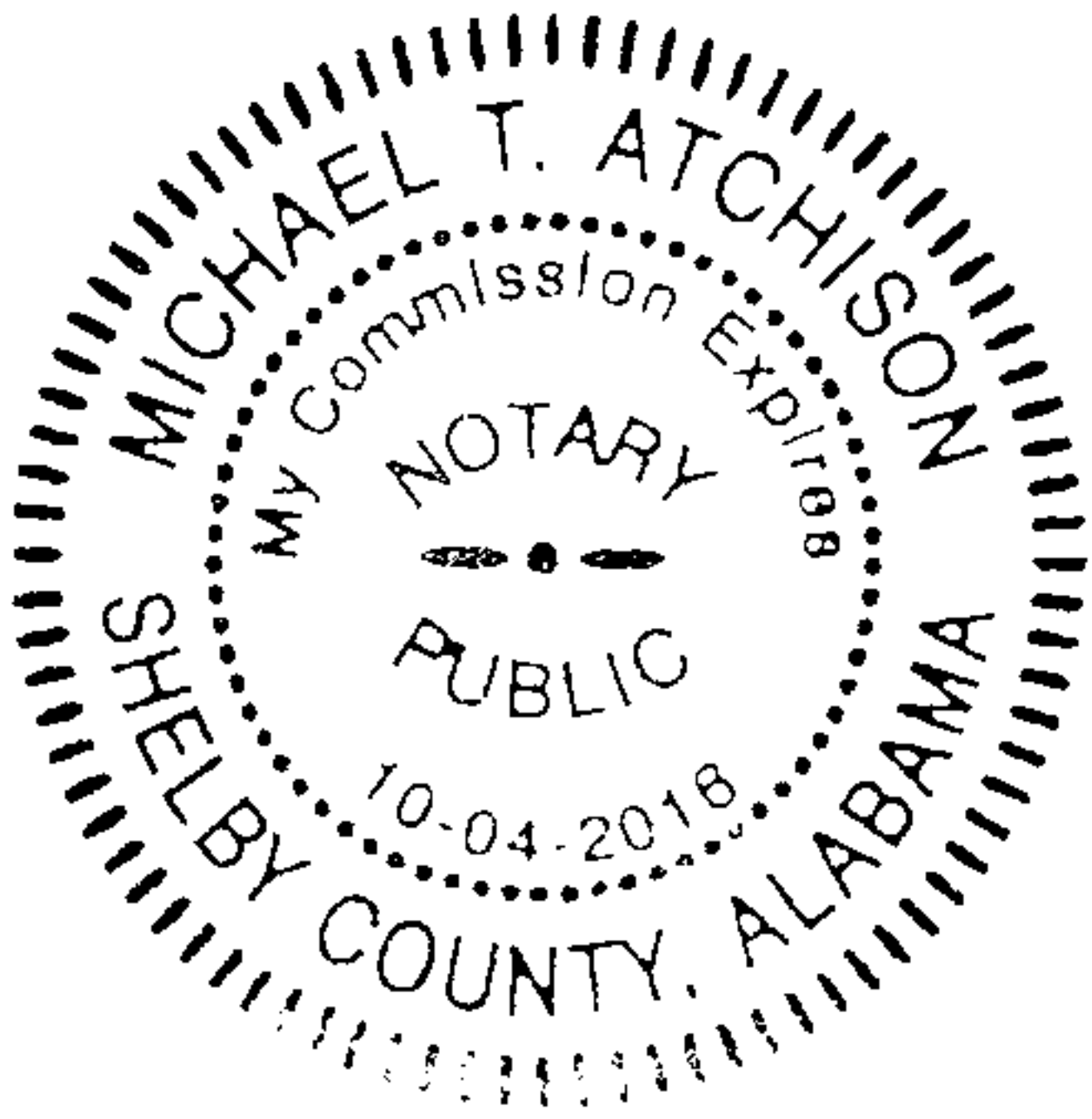


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the East half of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of the Northeast quarter of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama; thence run South 83 degrees 57 minutes 08 seconds West along the quarter line 1113.38 feet to the point of beginning; thence South 5 degrees 03 minutes 58 seconds East, 38.51 feet; thence South 84 degrees 58 minutes 00 seconds West 158.28 feet to the East right of way of Alabama Highway 119; thence North 6 degrees 21 minutes 49 seconds West, 145.70 feet along said right of way; thence North 83 degrees 57 minutes 05 seconds East 110.26 feet; thence South 5 degrees 58 minutes 05 seconds East, 110.00 feet; thence North 83 degrees 57 minutes 08 seconds East 49.61 feet to the point of beginning. Being situated in Shelby County, Alabama. According to the survey of Barton F. Carr. Reg. No. 16685, dated July 31, 1996.



20160817000295180 2/3 \$150.00
Shelby Cnty Judge of Probate, AL
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