Send Tax Notice To: Robert Campbell Laurie Shannon

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: MV-16-23143 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 08/17/2016 03:36:20 PM FILED/CERT

> 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.

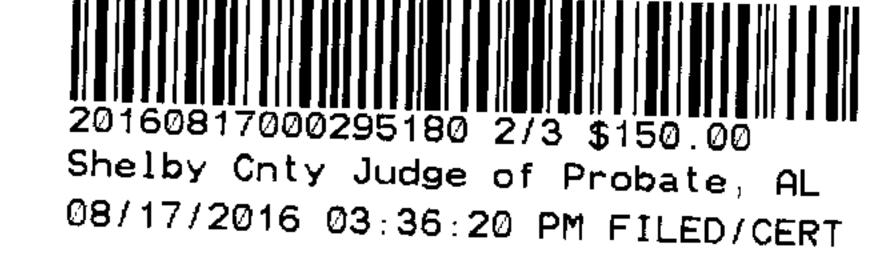
Notary Public, State of Alabama

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.



Real Estate Sales Validation Form

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

Grantor's Name	Trust Estate B UWO Mary Lee	Grantee's	s Name Robert Campbell	
Mailing Address	Brown, Paul B. Brown, Trustee 7-280 Salam Ad AL montevallo 301	Mailing A	Laurie Shannon Address \$919 Swo	WA 98516
Property Address	1320 Ashville Road Montevallo, AL 35115	Total Purchas Actua	of Sale August 10, 2016 se Price \$129,000.00 or al Value or et Value	
one) (Recordation Bill of Sale XX Sales Conf Closing Sta	atement ocument presented for recordation cor	d)Appraisal Other		
		ructions		<u> </u>
Grantor's name and current mailing add	I mailing address - provide the name of		rsons conveying interest to	property and their
Grantee's name and conveyed.	d mailing address - provide the name o	f the person or pe	rsons to whom interest to p	roperty is being
Property address -	the physical address of the property be	ing conveyed, if a	vailable.	
Date of Sale - the d	ate on which interest to the property wa	as conveyed.		
Total purchase price the instrument offer	e - the total amount paid for the purchared for record.	se of the property,	both real and personal, be	ing conveyed by
	property is not being sold, the true valued for record. This may be evidenced market value.	-	•	-
valuation, of the pro	ed and the value must be determined, operty as determined by the local official used and the taxpayer will be penalized.	al charged with the	responsibility of valuing pro	operty for property
,	of my knowledge and belief that the infithat any false statements claimed on the 1975 § 40-22-1 (h).			
Date August 10, 20	16		Estate B UWO Mary Lee Bro , Trયુstee	own, Paul B.
Unattested	(verified by)	Sign 7	Grantor/Grantee/Owner/Age	ent) circle one

20160817000295180 3/3 \$150.00 Shelby Cnty Judge of Probate, AL 08/17/2016 03:36:20 PM FILED/CERT