

20161028000396890
10/28/2016 11:29:22 AM
DEEDS 1/3

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Jennifer R. Campbell
John W. Campbell
1017 Eagle Lake Circle
Birmingham, Alabama 35242

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **GURMEET S. GURAYA AND MONA GURAYA, HUSBAND AND WIFE** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **JENNIFER R. CAMPBELL AND JOHN W. CAMPBELL, WIFE AND HUSBAND** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

NOTE: \$292,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

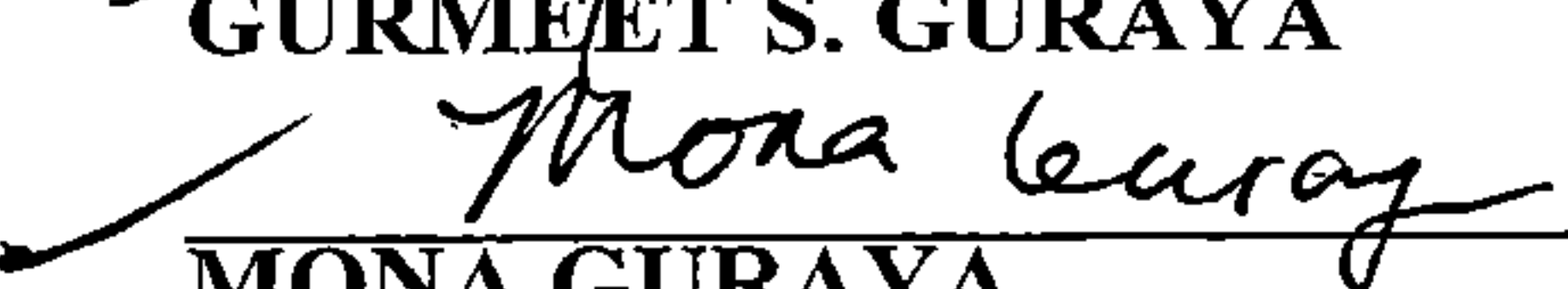
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have set our hands and seals, this 27th day of October, 2016.



GURMEET S. GURAYA (SEAL)

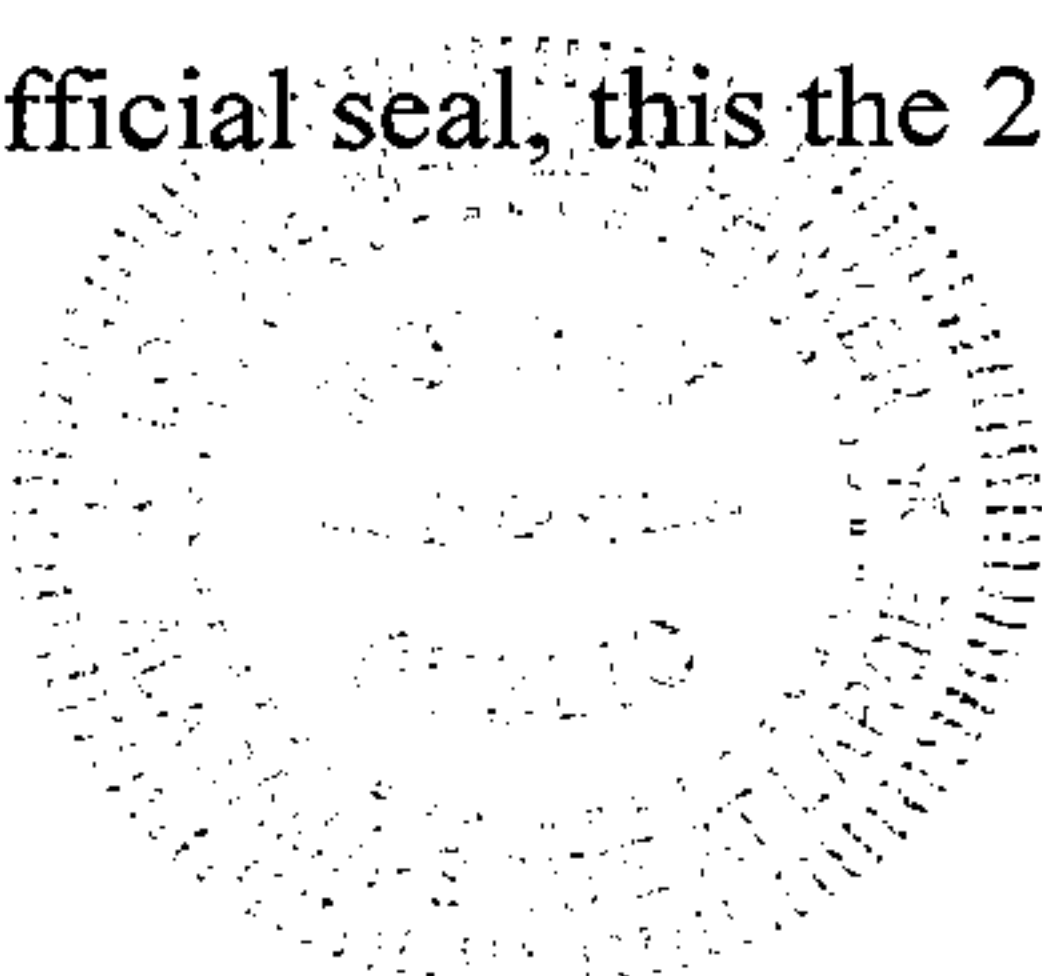


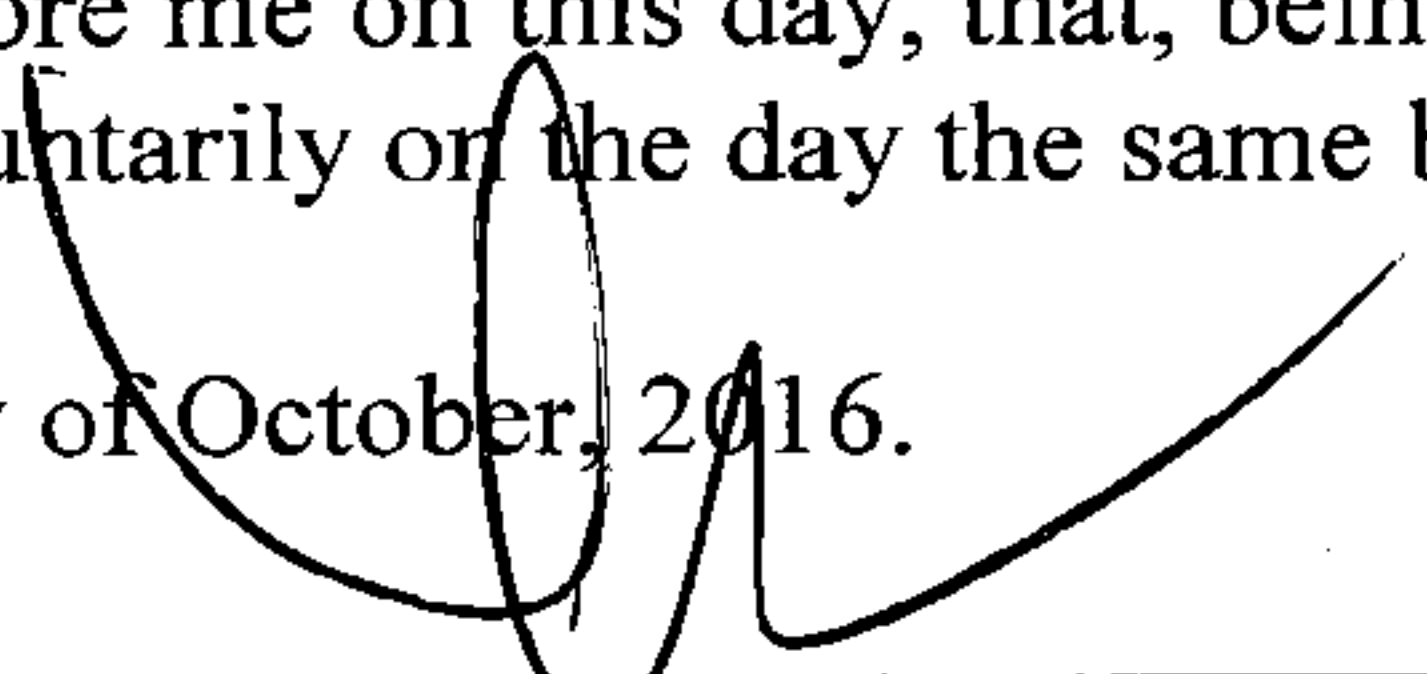
MONA GURAYA (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Gurmeet S. Guraya and Mona Guraya, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of October, 2016.





Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2019

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 762, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 23, Page 115, in the Probate Office of Shelby County, Alabama

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Gurmeet S. Guraya Mona Guraya	Grantee's Name	Jennifer R. Campbell John W. Campbell
Mailing Address	221 Narrows Reach Birmingham, AL 35242	Mailing Address	1017 Eagle Lake Circle Birmingham, AL 35242
Property Address	1017 Eagle Lake Circle Birmingham, AL 35242	Date of Sale	October 27, 2016
		Total Purchase Price	\$365,000.00
		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 or 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).

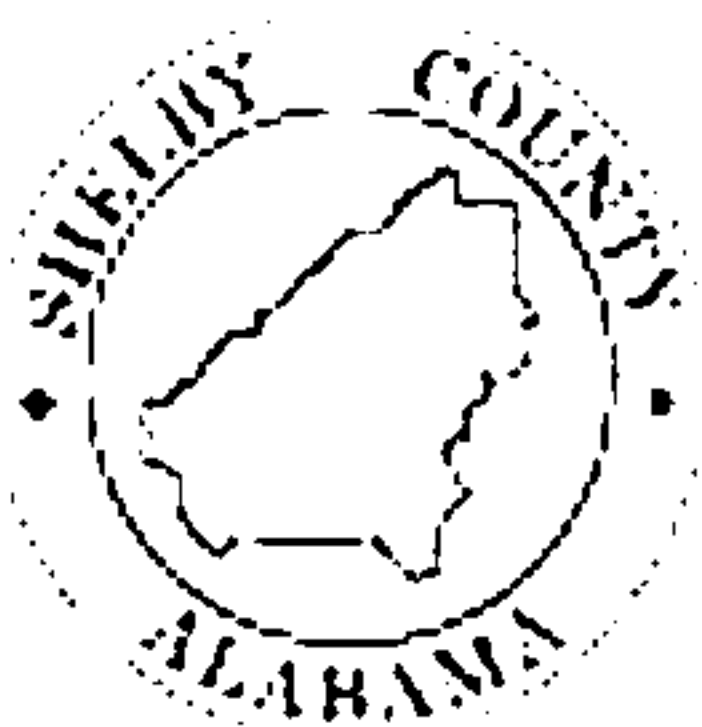
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 27, 2016Print Gurmeet S. GurayaUnattestedSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Date October 27, 2016Print Mona GurayaUnattestedSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/28/2016 11:29:22 AM
\$94.00 CHERRY
20161028000396890