# 20170223000064290 02/23/2017 02:36:36 PM

This instrument was prepared by:

Josh I. Lightner. Josh L. Hartman P. O. Box 846 Birmingham, Alabama 35201

Send Tax Notice To: David Campbell Beatrice Campbell 433 Glen Iris Circle Pelham, AL 35124

# CORPORATION FORM STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)	
SHELBY COUNTY )	
That in consideration of Four Hundred Thirty Nine Thousand Four Hundred  Seventy Eight and No/100 (\$439,47	
to the undersigned grantor, <b>SB DEV. CORP.</b> , an Alabama corporation, (herein referred to hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said these presents, grant, bargain, sell and convey unto	GRANTOR does by Campbell
their joint lives and upon the death of either of them, then to the survivor of them in fee severy contingent remainder and right of reversion, the following described real estate County, Alabama, to-wit:	simple, together with
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.	
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of heirs and assigns forever, it being the intention of the parties to this conveyance, that (unlike hereby created is severed or terminated during the joint lives of the grantees herein) in the herein survives the other, the entire interest in fee simple shall pass to the surviving grantees survive the other, then the heirs and assigns of the grantees herein shall take as tenants in conveyance.	less the joint tenancy he event one grantee, and if one does not
IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, execute this conveyance, hereto set its signature and seal, this the <u>23rd</u> day of <u>February</u> 20_17	
SB DEV. CORP.	
By:	
Authorized Representative	
STATE OF ALABAMA) JEFFERSON COUNTY)	
I, the undersigned, a Notary Public in and for said County, in said State  Levi Mixon , whose name as Authorized Representative of S	•
corporation, is signed to the foregoing conveyance and who is known to me, acknowledged day to be effective on the <u>23rd</u> day of <u>February</u> , 20 <u>17</u> , that, being info of the conveyance, he, as such officer and with full authority, executed the same voluntarily said corporation.	ed before me on this rmed of the contents
Given under my hand and official seal this 23rd day of February	, 20 <u>17</u> .
My Commission Expires: OTAR Notary Public	all

#### 20170223000064290 02/23/2017 02:36:36 PM DEEDS 2/3

# EXHIBIT "A"

Lot 2043, according to the Survey of Glen Iris at Kilkerran Phase 3, as recorded in Map Book 46, Page 4, in the Probate Office of Shelby County, Alabama.

## Subject to:

- 1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
- 2. Easement(s) building line(s) and restriction(s) 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, are not insured herein;
- 4. Restrictions appearing of record in Inst. No. 2016-7352 and Inst. No. 2014-19045.

### 20170223000064290 02/23/2017 02:36:36 PM DEEDS 3/3

#### Real Estate Sales Validation Form

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

Grantor's Name	SB Dev. Corp.			
Mailing Address	3545 Market Street Hoover, AL 35226			
Grantee's Name	David Campbell Beatrice Campbell			
Mailing Address	433 Glen Iris Circle Pelham, AL 35124			
Property Address	433 Glen Iris Circle Pelham, AL 35124			
Date of Sale	February 23, 2017		Filed and Recorded	
Total Purchase Price or Actual Value \$	\$439,478.00		Official Public Records Judge James W. Fuhrmeister, Probate J County Clerk Shelby County, AL 02/23/2017 02:36:36 PM	Judge,
or Assessor's Market Value	\$	JEAHNSON .	S460.50 CHERRY 20170223000064290	Jung 3
The purchase price or actual value Bill of Sale Sales Contract Closing Stateme		be verified in the integral series. Other	following documentary e	vidence: (check one)
If the conveyance document presents not required.	ented for recordation contai	ins all of the requi	red information reference	ed above, the filing of this form
		Instructions		
Grantor's name and mailing address.	ess – provide me name of u	ne person or perso	ms conveying interest to	property and their current
Grantee's name and mailing address	ess – provide the name of the	he person or perso	ons to whom interest to pr	coperty is being conveyed.
Property address – the physical ac	ddress of the property being	g conveyed, if ava	ilable.	
Date of Sale – the date on which	interest to the property was	conveyed.		
Total Purchase price – the total ar offered for record.	mount paid for the purchase	e of the property, l	ooth real and personal, be	ing conveyed by the instrument
Actual value – if the property is ninstrument offered for record. The market value.	_		_	- · · · · ·
If no proof is provided and the value the property as determined by the used and the taxpayer will be pen	local official charged with	the responsibility	of valuing property for p	
I attest, to the best of my knowled understand that any false statements 1975 §40-22-1 (h).	•	ay result in the im	position of the penalty in	
Date February 23, 2017		Print: Joshua	a L. Hartman	
Unattested		Sign:	ee/Owner/Agent)-circle o	<u>.</u>