

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Patrick S. Shotts and Tammy S. Shotts
2415 Dalton Drive
Pelham, AL 35124

WARRANTY DEED

20170801000276680

08/01/2017 02:55:45 PM

DEEDS 1/2

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Nine Thousand And No/100 Dollars (\$179,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Virginia A. Campbell, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patrick S. Shotts and Tammy S. Shotts (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 224, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

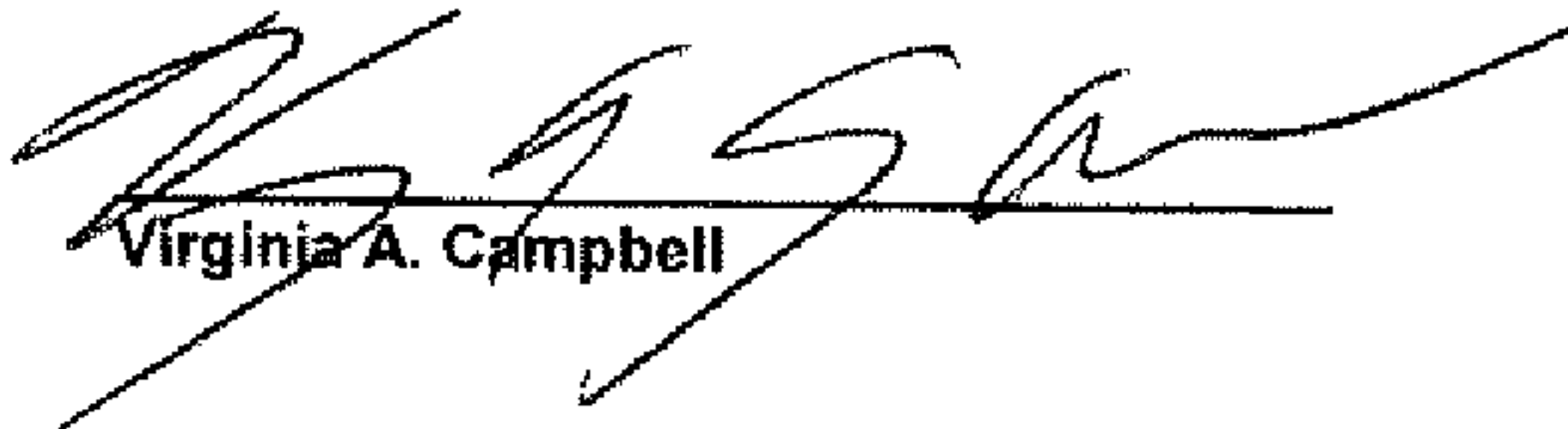
Subject to a third party mortgage in the amount of \$175,757.00 executed and recorded simultaneously herewith.

Virginia A. Campbell is the surviving grantee of that certain Warranty Deed recorded in Book 74 Page 220. Dennis Gerald Smith, the other grantee, is deceased, having died on or about July 25, 2015.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 28, 2017.


Virginia A. Campbell

STATE OF ALABAMA

COUNTY OF JEFFERSON

Shelby

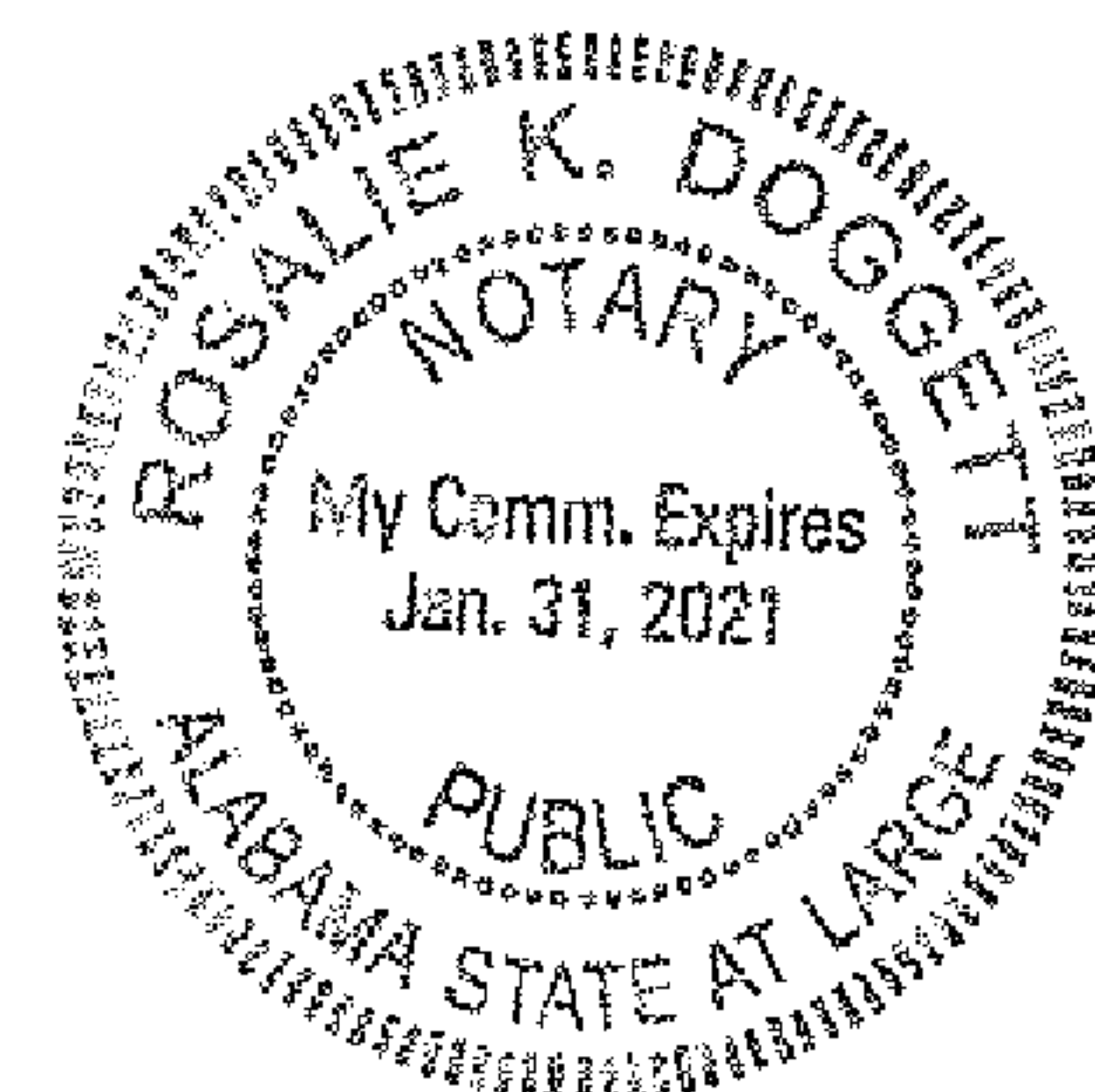
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Virginia A. Campbell whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 28th day of July, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 07/28/2017

Notary Public

My commission expires:

1/31/21



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

Grantor's Name Virginia A. Campbell
Mailing Address 2415 Dalton Drive
Pelham, AL 35124

Grantee's Name Patrick S. Shotts and Tammy S. Shotts
Mailing Address 121 Tradewinds Cir
Alabaster, AL 35007

Property Address 2415 Dalton Drive
Pelham, AL 35124

Date of Sale July 28, 2017
Total Purchase Price \$179,000.00
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 - Virginia A. Campbell, 2415 Dalton Drive, Pelham, AL 35124.

Grantee's name and mailing address - Patrick S. Shotts and Tammy S. Shotts, 121 Tradewinds Cir, Alabaster, AL 35007.

Property address - 2415 Dalton Drive, Pelham, AL 35124

Date of Sale - July 28, 2017.

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: July 28, 2017

Patrick F. Smith

Sign

Agent

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 02:55:45 PM
\$21.50 CHERRY
20170801000276680



James W. Fuhrmeister