


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20170912000331460 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
09/12/2017 08:44:30 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Five Thousand and no/100's Dollars (\$405,000.00)** and other good and valuable consideration to the undersigned

The Estate of Jerry Wayne Graves deceased, Case #2016-000308 by its Personal Representative, Patrick Dewayne Graves

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Camp Branch, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3 and 4, according to the Survey of Graves Estates, as recorded in Map Book 48, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to:

- **Rights or claims of parties in possession not shown by the public records.**
- **Easements, or claims of easements, not shown by the public records.**
- **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- **Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- **Taxes for the year 2017 and subsequent years.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **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.**
- **Less and except any part of subject property lying within any road right-of-way.**
- **Restrictions appearing of record in Volume 330, Page 437.**
- **Right-of-way granted to South Central Bell Telephone Company recorded in Volume 353, Page 780 and Volume 335, Page 806.**

\$ 340,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said grantor, **the Estate of Jerry Wayne Graves deceased, Case #2016-000308** by the **Personal Representative, Patrick Dewayne Graves** who is authorized to execute this conveyance has hereunto set his signature as Personal Representative and seal this the 11th day of September, 2017.

ATTEST:

**The Estate of Jerry Wayne Graves deceased,
Case #2016-000308-grantor**

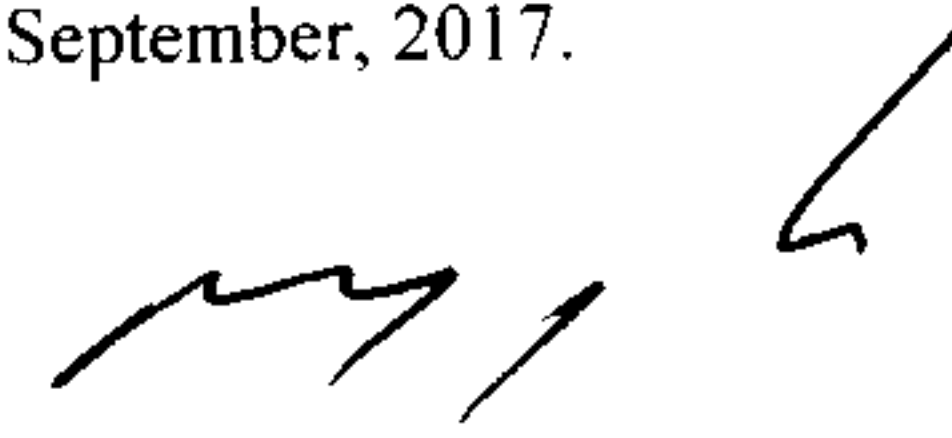

Personal Representative, Patrick Dewayne Graves

STATE OF ALABAMA
SHELBY COUNTY

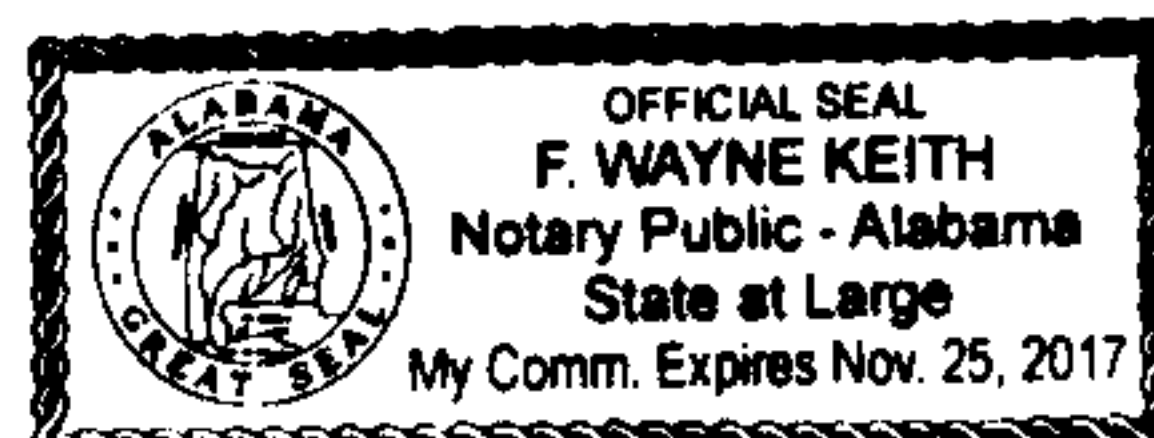

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Patrick Dewayne Graves**, whose name as **Personal Representative of the Estate of Jerry Wayne Graves deceased, Case #2016-000308**, is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such **Personal Representative** and with full authority executed the same voluntarily for and as the act of **the Estate of Jerry Wayne Graves deceased, Case #2016-000308**.

Given under my hand and seal this the 11th day of September, 2017.


Notary Public

SEND TAX NOTICE TO:
Camp Branch, LLC
120 Bishop Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

Grantors' Name: The Estate of Jerry Wayne Graves

Mailing Address : 15103 Retreat Lane
Birmingham, AL 35242

Grantee's Name: Camp Branch, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: September 11, 2017

Total Purchase Price \$405,000.00

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
x	Sales Contract	Other
x	Closing Statement	

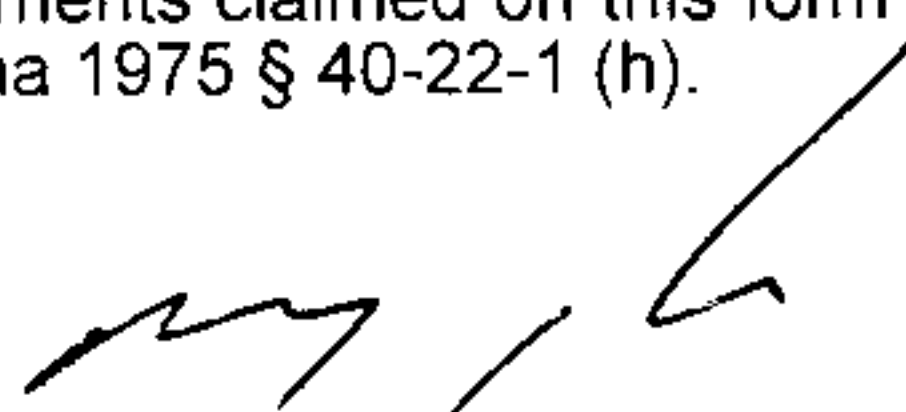
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: September 11, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1



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