


THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046


20171106000403150 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2017 04:12:01 PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

198 Pebble Ln
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Fifty Seven Thousand and Five Hundred Dollars (\$57,500.00) and other valuable considerations to the undersigned GRANTOR, **SHIRLEY CAMPBELL**, A Widowed PERSON in hand paid by the GRANTEES, **RANDI L. DICUS AND HUSBAND, PAUL R. DICUS**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 21 South, Range 2 West; thence northerly along east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 664.11' to a found 2'cap pipe being the Point of Beginning; thence left 86°38'47" and run Northwesterly 153.22'; thence right 37°8'42" and run Northwesterly along a curve having a chord distance for 291.35'; thence right 84°0'47" run northeasterly a distance of 385.11'; thence right 108°2'1" and run southeasterly a distance of 257.05" to a found 1" open pipe; thence right 37°27'17" and run southerly a distance of 311.49' to the Point of Beginning. Containing 2.73 acres more or less.

Prior Deed Reference: Book: 376 Page: 598

\$135,704.44 of the Purchase price was obtained by a Purchase Money Mortgage.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Subject property is not the homestead of above grantor, nor their spouse.

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 THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators,

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.

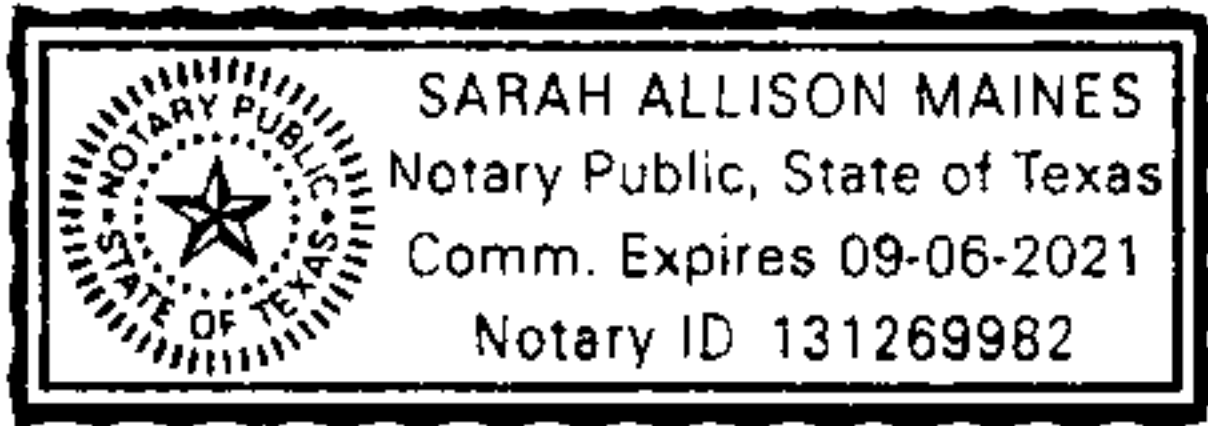
IN WITNESS WHEREOF, the said GRANTOR have hereunto set our hands and seals, on this 13 day of October, 2017.

Shirley Campbell
SHIRLEY CAMPBELL

Texas
STATE OF ~~ALABAMA~~
COUNTY OF Smith

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Shirley Campbell is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of October, 2017.



Sarah Allison Maines
NOTARY PUBLIC
My Commission Expires: 9-06-2021

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Real Estate Sales Validation Form

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

Grantor's Name Shirley Campbell Grantee's Name Randi L. Dicus
 Mailing Address 5723 Gloucester Dr. Mailing Address 148 Pebble Ln.
Tyler, TX 75707 Alabaster, AL 35007

Property Address Same as Grantee Date of Sale 10-13-17
 Total Purchase Price \$ 57,500.00
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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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 10-13-17

Print Clay Maddy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1