

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
David L. Kamp and Linda W. Kamp, a
married couple
230 Park Lake Trace
Helena, AL 35080

20180501000146580
05/01/2018 10:48:48 AM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$273,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Helliner S. Hill, a single woman (the "Grantor", whether one or more), whose mailing address is 1828 Winston Road, Charlottesville, VA 22903, do hereby grant, bargain, sell, and convey unto David L. Kamp and Linda W. Kamp, a married couple (the "Grantees"), whose mailing address is 230 Park Lake Trace, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 230 Park Lake Trace, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

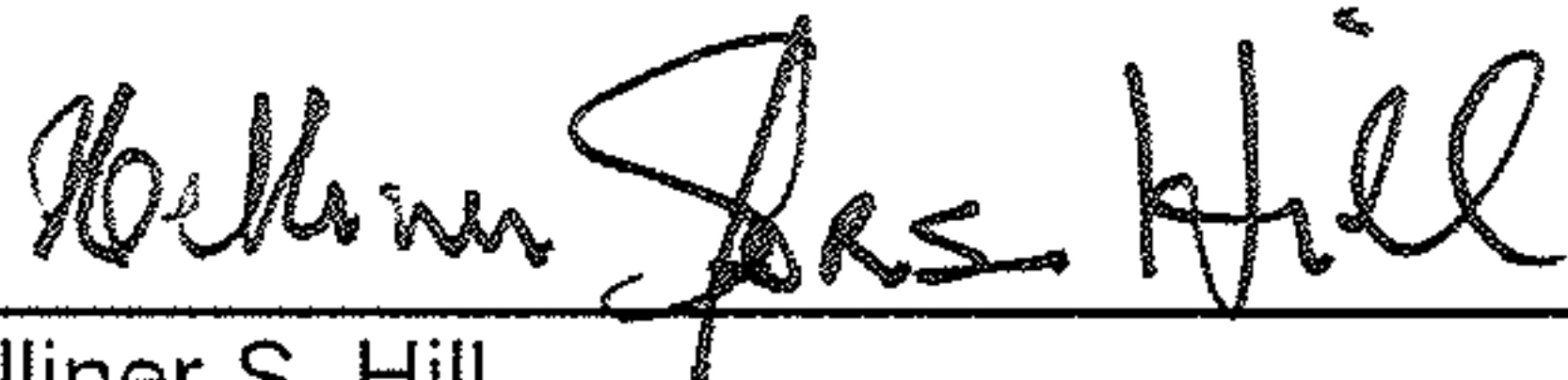
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

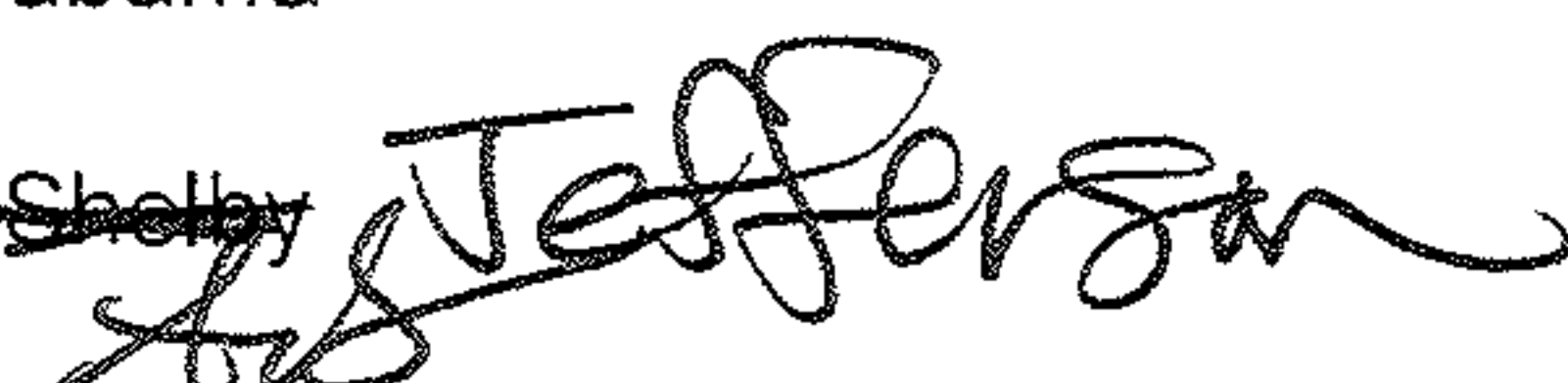
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$103,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Helliner S. Hill, a single woman, has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of April, 2018.

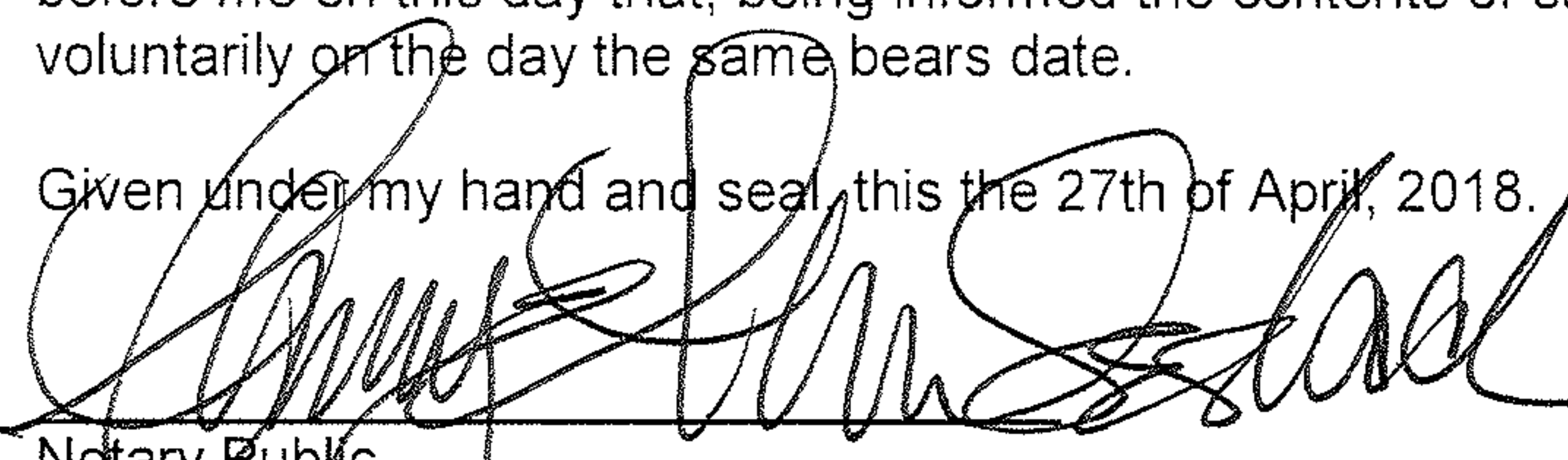

Helliner S. Hill

State of Alabama

County of ~~Shelby~~ 

I, the undersigned, a notary for said County and in said State, hereby certify that Helliner S. Hill, a single woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 27th of April, 2018.


Notary Public

Commission Expires:

My Commission Expires:
June 17, 2021

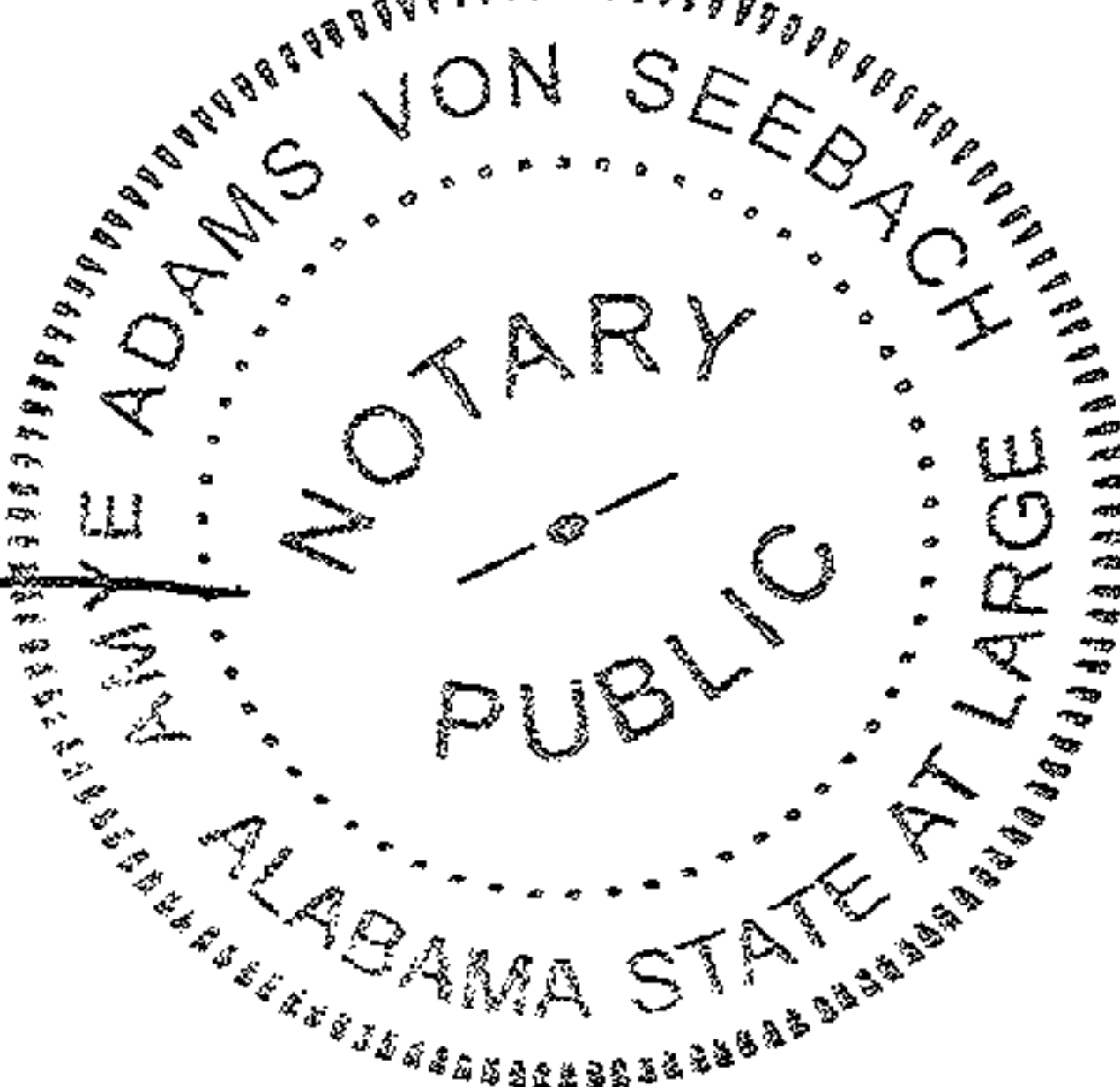


EXHIBIT "A"
Legal Description

Lot 467, according to the Final Plat of Riverwoods, Fourth Sector, Phase III, as recorded in Map Book 31, Page 89, in the Office of Shelby County, Alabama.

20180501000146580 05/01/2018 10:48:48 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2018 10:48:48 AM
\$188.00 CHERRY
20180501000146580

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the County Clerk.