

**SEND TAX NOTICE TO:**

Michael E. Hess and Kimberly S. Hess  
910 Camp Branch Road  
Alabaster, Alabama 35007

This instrument was prepared by  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**20180508000156310**

**05/08/2018 09:14:21 AM**

**DEEDS 1/3**

**LIMITED LIABILITY COMPANY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF Jefferson**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Eighty Five Thousand dollars & no cents (\$285,000.00)**

To the undersigned grantor,

Camp Branch, LLC A Limited Liability Company (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Michael E. Hess and Kimberly S. Hess**

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to wit:

LOT 1AA, AS DEPICTED ON THAT RESURVEY OF LOTS 1A, 2A AND 3A OF A RESURVEY OF GROVES ESTATE ORIGINALLY RECORDED IN MAP BOOK 48, PAGE 3 THE RESURVEY RECORDED IN MAP BOOK 49, PAGE 30.

\$ 228,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded

in Plat/Map Book 48, Page 3 and Map Book 49, page 30.

8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 330, Page 437 in the Probate Office of Shelby County, Alabama.
9. Less and except any part of the subject property lying within any road right-of-way.
10. Right of way granted to South Central Bell Telephone Company recorded in Volume 353, page 780 and Volume 335, page 806.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its 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.

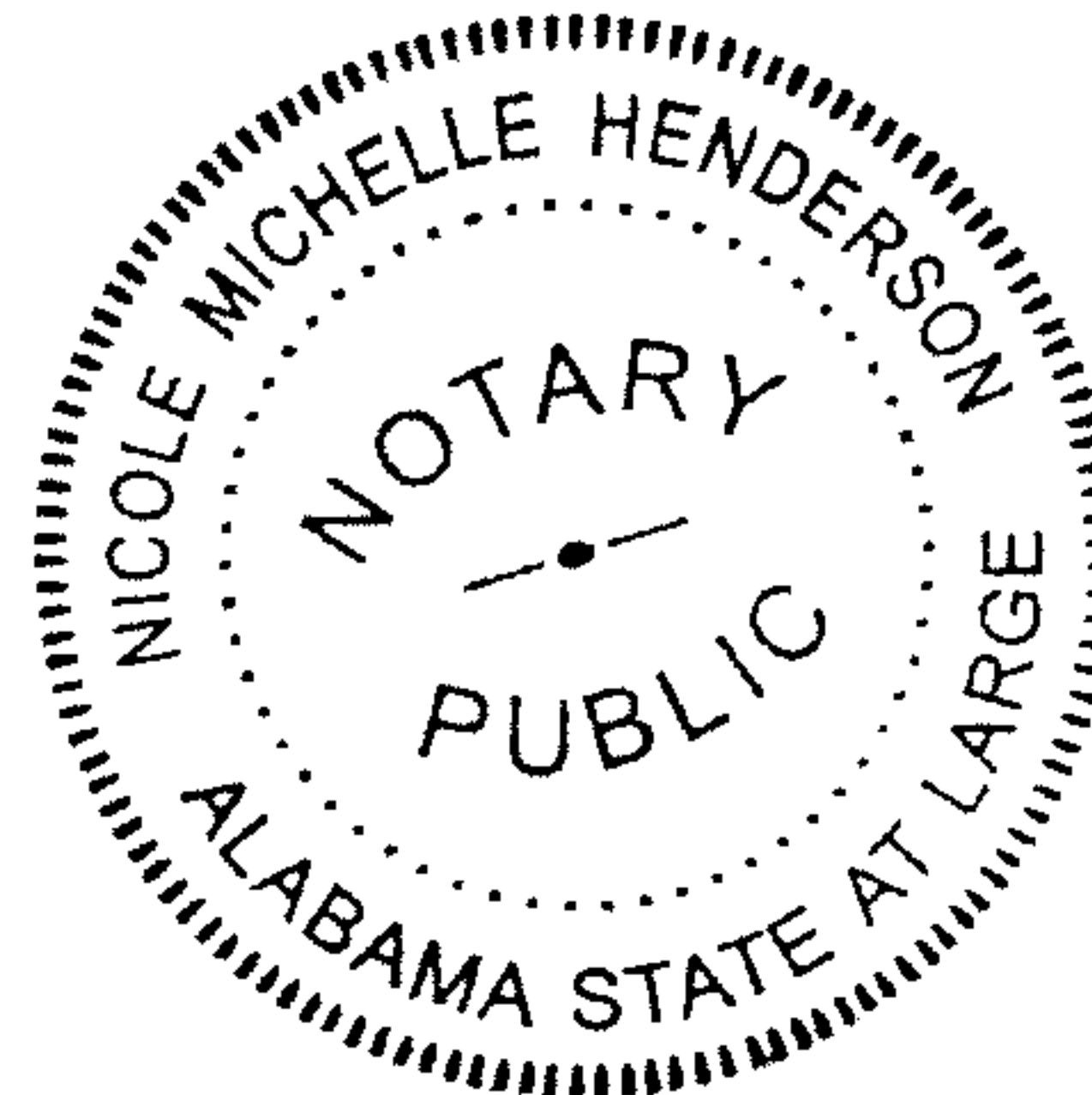
IN WITNESS WHEREOF, the said GRANTOR, by its **Authorized Signatory**, who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this May 4, 2018.

By: *Robert E. Matthews* *Authorized Signatory*  
**Robert E. Matthews**  
 Authorized Signatory

**STATE OF Alabama**  
**COUNTY OF Jefferson**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert E. Matthews** whose name as **Authorized Signatory**, of **Camp Branch, LLC**, a Limited Liability Company, 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 4th day of May, 2018.

*Nicole Michelle Henderson*  
 Notary Public. (Seal)  
 My Commission Expires: *5/30/22*





20180508000156310 05/08/2018 09:14:21 AM DEEDS 3/3  
Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Camp Branch, LLC

Grantee's Name Michael E. Hess and Kimberly S. Hess

Mailing Address 120 Bishop Circle  
Pelham, Alabama 35124

Mailing Address 910 Camp Branch Road  
Alabaster, Alabama 35007

Property Address 910 Camp Branch Road  
Alabaster, Alabama 35007

Date of Sale 05/04/2018

Total Purchase Price \$285,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 of the assessor's current market value.

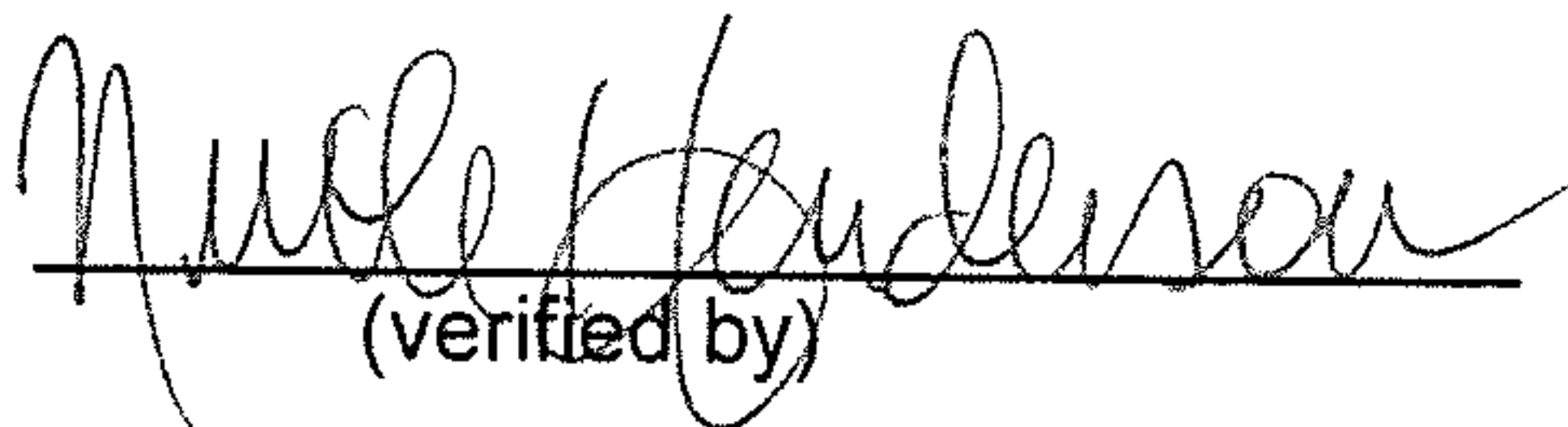
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5-4-2018

Print Camp Branch, LLC

Unattested

  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2018 09:14:21 AM  
\$78.00 CHERRY  
20180508000156310

