

20180710000244590  
07/10/2018 12:46:18 PM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes Closings, LLC.  
2188 Parkway Lake Drive, Ste. 101  
Hoover, Alabama 35244

SEND TAX NOTICE TO:  
Kerri R. Cammack  
1115 Pine Valley Drive  
Calera, AL. 35040

**WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

**STATE OF ALABAMA** )  
**COUNTY OF SHELBY** )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifteen Thousand Eight Hundred Thirty Seven and 00/100 Dollars (\$115,837.00)** and other good and valuable consideration paid in hand by the GRANTEEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

**Kerri R. Cammack (being the same as Kerri Hardy Cammack), an unmarried woman**  
(herein referred to as GRANTORS, whether one or more) does, grant, bargain, sell and convey unto

**Kerri R. Cammack and Jessica Nicole Cammack**  
(herein referred to as GRANTEEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 277, according to the Survey of The Reserve at Timberline Sector 4 Phase One, as recorded in Map Book 47, Page 97 A & B, in the Probate Office of Shelby County, Alabama.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM NOR WAS ONE REQUESTED.**

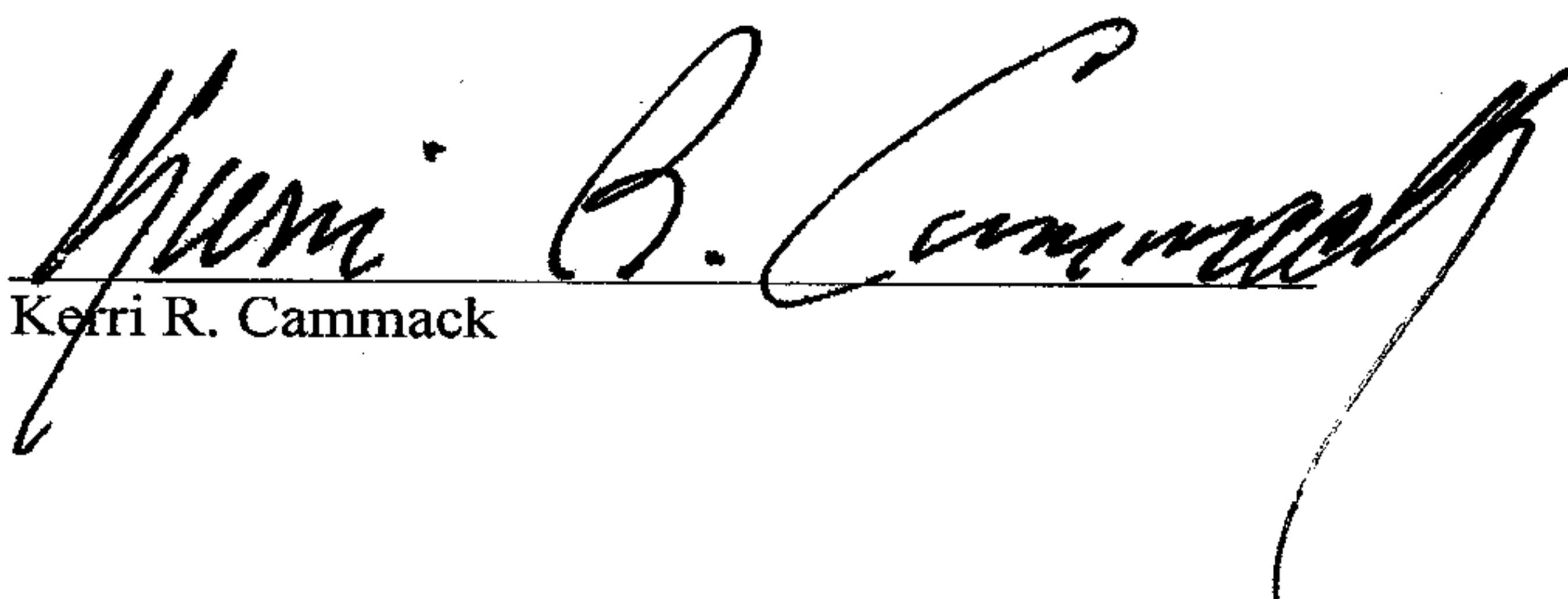
Mineral and mining rights excepted. Subject to current taxes, easements, conditions, liens, mortgages, covenants, and restrictions of record.

\$0.00 (zero) of the consideration was paid from a first mortgage loan.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said GRANTEEES 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 Grantor does for herself and for her heirs and assigns covenant with the said GRANTEEES, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

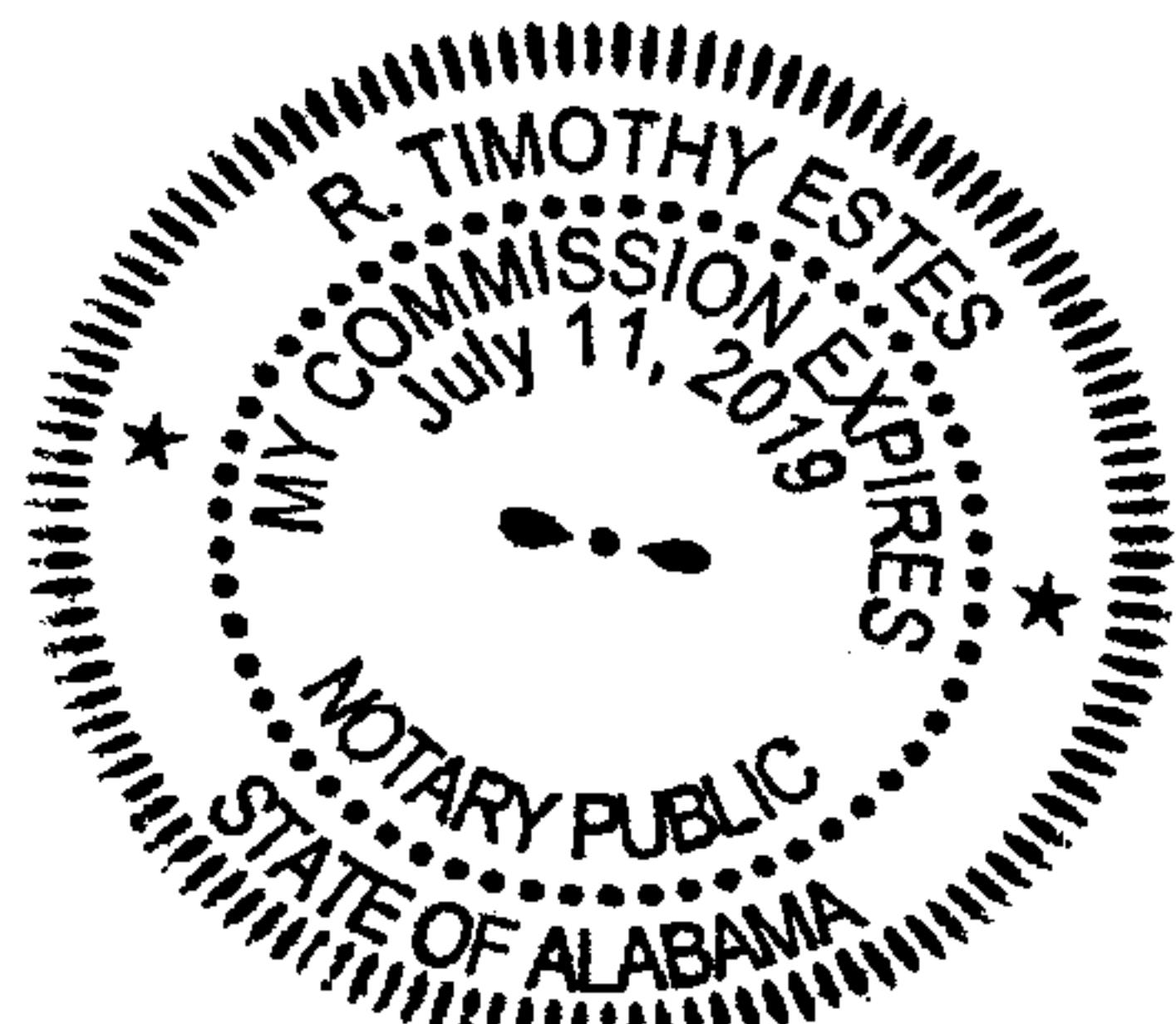
**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set his signature and seal, this the 10<sup>th</sup> day of July, 2018.

  
Kerri R. Cammack

**STATE OF ALABAMA** )  
**COUNTY OF SHELBY** )

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

Given under my hand and official seal, the 10<sup>th</sup> day of July, 2018.



  
Notary Public - R. Timothy Estes  
My Commission Expires: 07/11/19

## Real Estate Sales Validation Form

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

Grantor's Name Kerri R. Cammack  
 Mailing Address 1115 Pine Valley Drive  
Calera, AL 35040  
 Property Address 1115 Pine Valley Drive  
Calera, AL 35040

Kerri R. Cammack and Jessica  
 Grantee's Name Nicole Cammack  
 Mailing Address 1115 Pine Valley Drive  
Calera, AL 35040  
 Date of Sale July 10, 2018  
 Total Purchase Price \$115,837.00  
 or  
 Actual Value \$  
 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 Assessed Value

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 July 10 2018

Print

Kerri R. Cammack

Unattested

Sign

Nicole R. Cammack

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/10/2018 12:46:18 PM  
 \$134.00 DEBBIE  
 20180710000244590

*J. Fuhrmeister*