

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 GRANTEES 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 GRANTEES, 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.

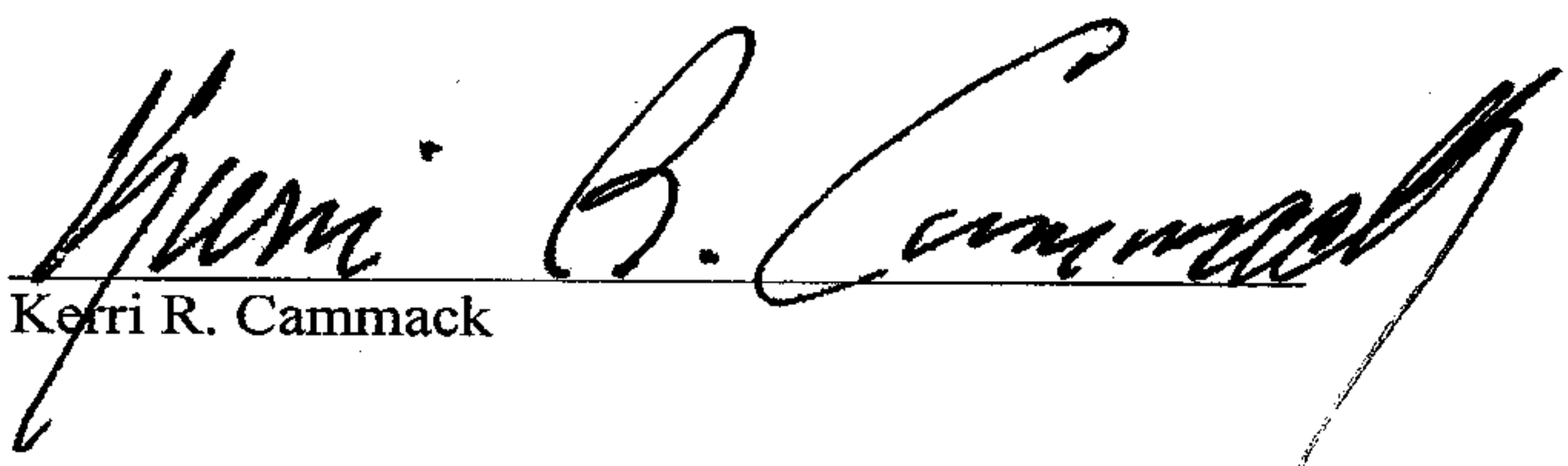
Mineral and mining rights excepted. Subject to current taxes, easements, conditions, liens, mortgages, covenants, and restrictions of record.

\$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 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 Grantor does for herself and for her heirs and assigns covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

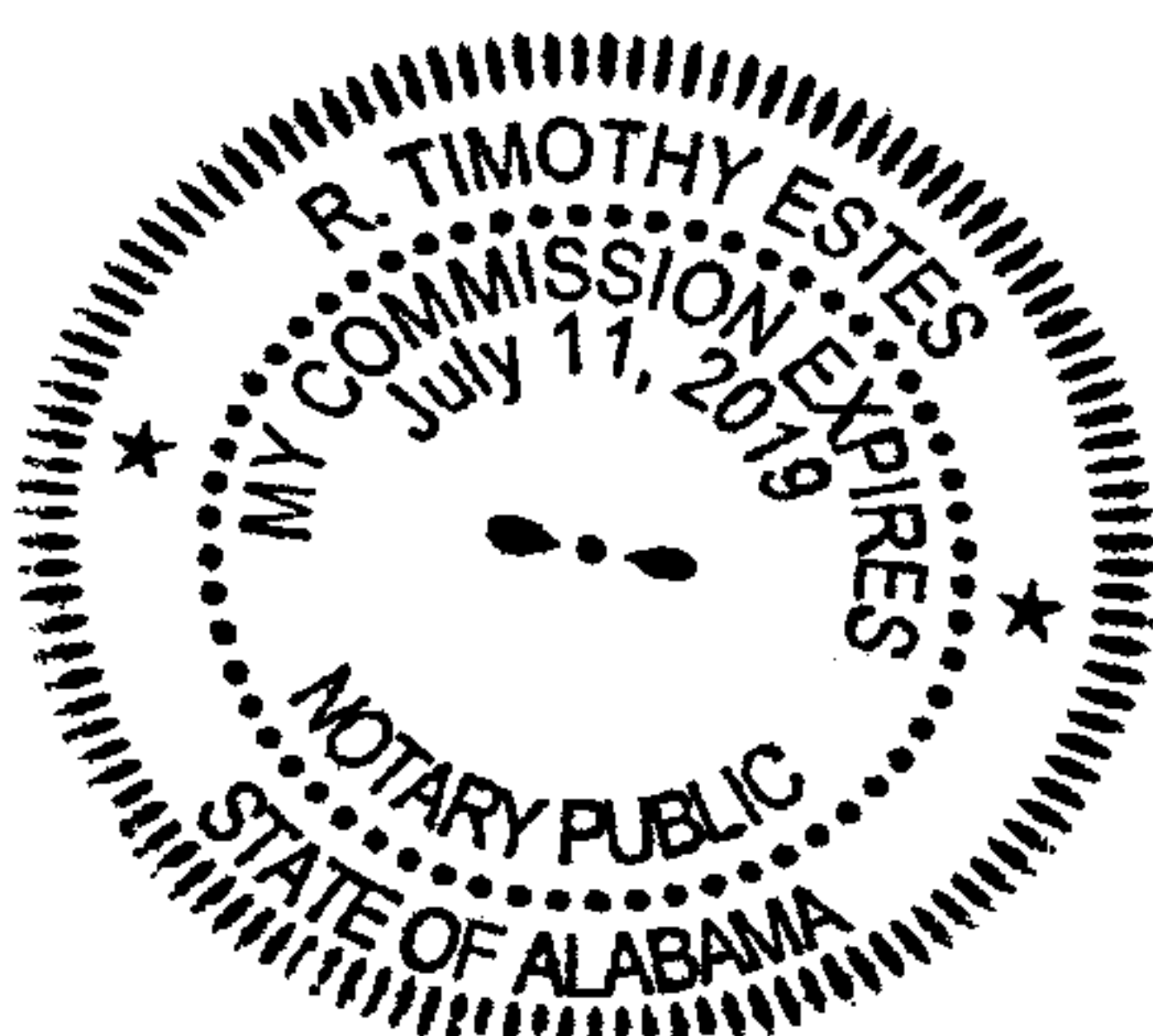
IN WITNESS WHEREOF, the said GRANTORS have hereunto set his signature and seal, this the 10th day of July, 2018.



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

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessed Value</u>
<input type="checkbox"/> 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.

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.

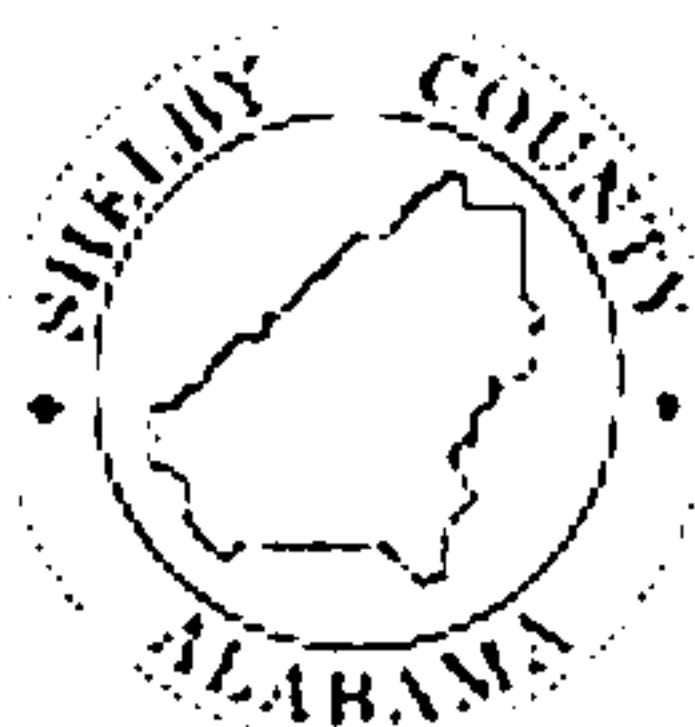
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

(verified by) _____

Print Kerri R. Cammack
 Sign [Signature]
 (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

A handwritten signature, likely of the County Clerk, is written over the official text.