

20190701000235670

07/01/2019 03:30:48 PM

DEEDS 1/2

Send Tax Notice to:

288 Wynlake Drive  
Alabaster, AL 35007

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## **SURVIVORSHIP WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **William Roy Campbell a single man and Leslie Lackey, a married woman** (herein referred to as grantor, whether one or more) whose mailing address is 101 CO RD 844, Kenton, AL 35984 and 1145 Bex Lake Rd Leeds, AL 35094 grant, bargain, sell and convey unto **Berardino De Simone and Millie De Simone** (herein referred to as grantees) whose mailing address is **288 Wynlake Drive, Alabaster, AL 35007**, for and during their joint lives as joint tenants 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**, having an address **288 Wynlake Drive, Alabaster, AL 35007** to wit:

Lot 141, according to the Final Plat of Wynlake Phase 4B, as recorded in Map Book 22, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

This does not constitute the homestead property of the Grantor, Leslie Lackey, or her spouse.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

June, 2019

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28<sup>th</sup> day of 2019

William Roy Campbell  
William Roy Campbell

Leslie Lackey  
Leslie Lackey

STATE OF ALABAMA,

JEFFERSON COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **WILLIAM ROY CAMPBELL AND LESLIE LACKEY** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

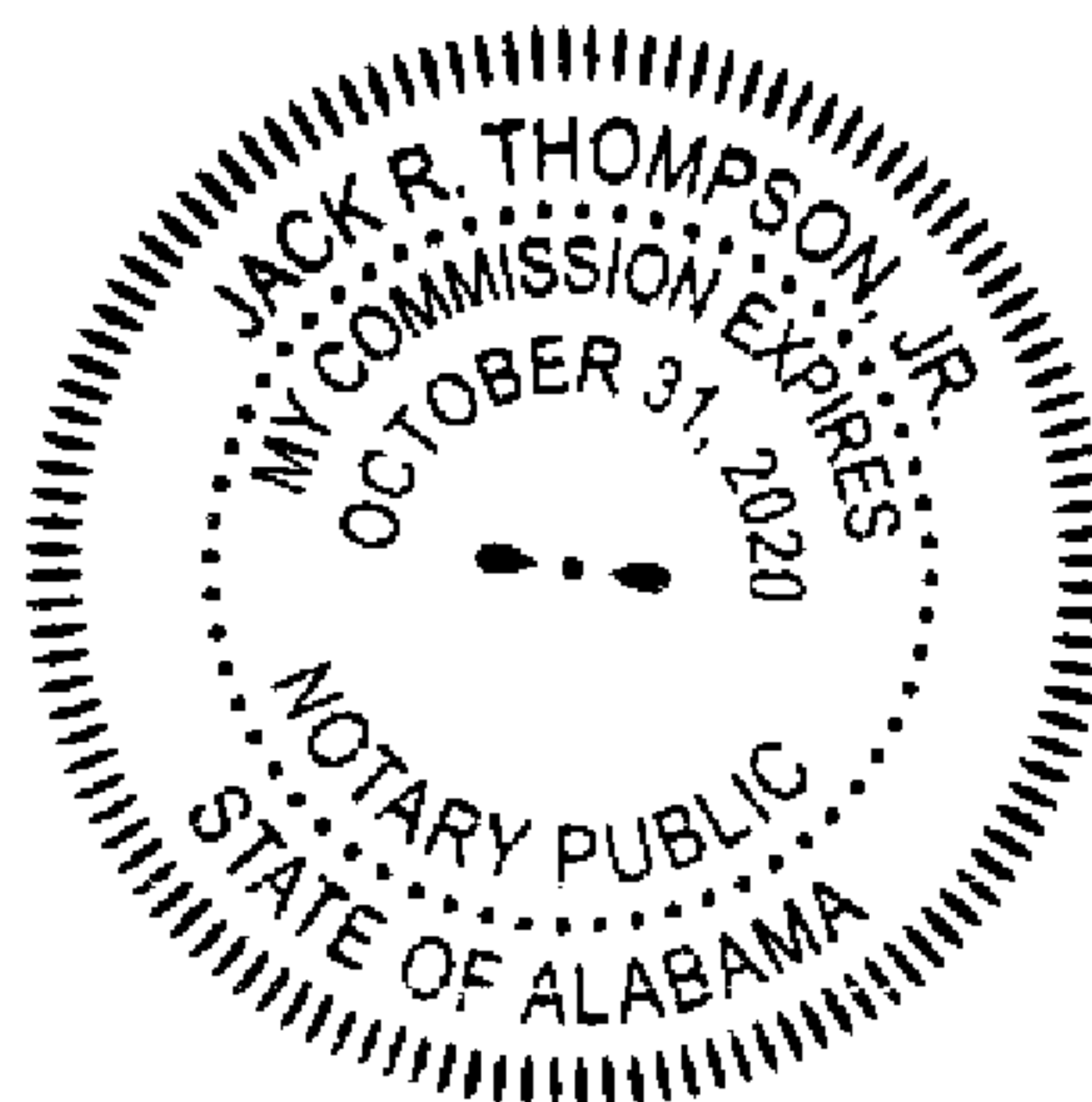
WITNESS my hand and official seal in the county and state aforesaid this the 28<sup>th</sup> day of June, 2019

My Commission Expires 10/31/2020

Jack R. Thompson Jr.  
Notary Public

(SEAL)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB1145



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2019 03:30:48 PM  
\$248.00 CHERRY  
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Allie S. Bayl