20200429000166910 04/29/2020 11:55:05 AM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Randall T. Dutton & Kristi H. Dutton
108 Willow Ridge Drive
Indian Springs, AL 35124

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY-TWO THOUSAND AND NO/100 DOLLARS (\$282,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **HENRY L. CAMPBELL, JR., and CAROLINE CAMPBELL, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RANDALL T. DUTTON and KRISTI H. DUTTON** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 34, according to the Survey of Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$267,900.00 of the above-recited purchase price is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of April, 2020.

HENRY L. CAMPBELL, JR.

CAROLINE CAMPBELL

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that HENRY L. CAMPBELL, JR., and CAROLINE CAMPBELL, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of April, 2020.

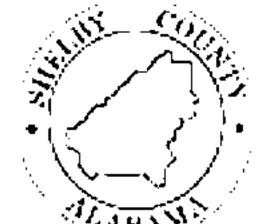
NOTARY PUBLIC
My commission expires:

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## Real Estate Sales Validation Form

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

Grantor's Name	HENRY L. CAMPBELL, JR and CAROLINE CAMPBELL	RANDALL T. DUTTON and KRISTI Grantee's NameH. DUTTON
Mailing Address	108 WILLOW RIDGE DRIVE INDIAN SPRINGS, AL 35124	Mailing Address 108 WILLOW RIDGE DRIVE INDIAN SPRINGS, AL 35124
Property Address	108 WILLOW RIDGE DRIVE INDIAN SPRINGS, AL 35124	Date of Sale April 28, 2020
		Total Purchase Price \$282,000.00
		or Actual Value <b>\$</b>
		ρτ Or
		Assessor's Market Value\$
	e or actual value claimed on this form ca of documentary evidence is not require	an be verified in the following documentary evidence: (check d)
Bill of Sale		Appraisal
Sales Contract X Closing State	<del>-</del>	Other
If the conveyance of this form is not r		ntains all of the required information referenced above, the filing
	Ins	tructions
Grantor's name an current mailing add		f the person or persons conveying interest to property and their
Grantee's name an conveyed.	nd mailing address - provide the name o	of the person or persons to whom interest to property is being
	the physical address of the property be erty was conveyed.	ing conveyed, if available. Date of Sale - the date on which
Total purchase price the instrument offer	-	se of the property, both real and personal, being conveyed by
	for record. This may be evidenced by a	ue of the property, both real and personal, being conveyed by the in appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pro-	operty as determined by the local officia	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property ed pursuant to Code of Alabama 1975 § 40-22-1(h).
_	that any false statements claimed on th	ormation contained in this document is true and accurate. In the imposition of the penalty indicated in
Date <b>April 28, 20</b>	20	Print Malcolm S: WcLeod
Unattested		_ Sign/
***************************************	(verified by)	Grantor/Grantee/Owner/Agent) circle one
	Tilad on	d Recorded



Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2020 11:55:05 AM
S42.50 CHERRY
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