

This instrument was prepared by:  
Jason E. Gilmore, Esq.  
Gordon, Dana & Gilmore, LLC  
600 University Park Place, Suite 100  
Birmingham, Alabama 35209

Send Tax Notice to:  
Mr. and Mrs. Richard A. Campbell, III  
1919 Oxmoor Road, #256  
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and No/100 DOLLARS (\$5,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, KELLY ARRINGTON, a single woman, and BRANDYE MILLS, a married man (hereinafter collectively referred to as "GRANTORS") do grant, bargain, sell and convey unto RICHARD A. CAMPBELL, III and wife, HEATHER M. CAMPBELL (herein collectively referred to as "GRANTEEES") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit (the "Property"):

***SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION***

***The property being conveyed is not the homestead of any of the GRANTORS nor the spouse of any of the GRANTORS.***

**Subject to:**

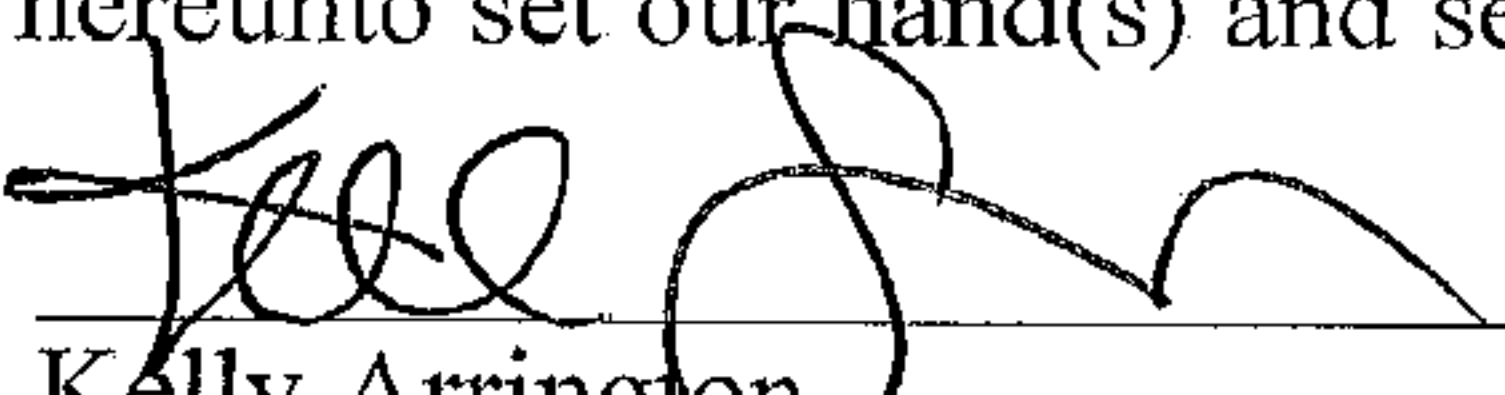
- 1. Taxes for the year 2020 and subsequent years.**
- 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.**
- 3. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.**
- 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 5. Restrictions appearing of record in Inst. No. 2002-48865; Inst. No. 1995-31865; Inst. No. 1998-39829 and Inst. No. 1998-39828.**
- 6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2011-19712 and Volume 230, Page 859.**
- 7. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 277, Page 218 and Volume 333, Page 31.**
- 8. Right of way granted to the City of Pelham recorded in Real Volume 143, Page 360.**

9. Less and except any part of subject property lying within any road right-of-way.
10. Agreement recorded in Instrument No. 2015-6926.
11. Consent to be Bound recorded in Instrument No. 2015-6928.
12. Building set back lines, restrictions and easements as shown on the plat rcorred in Map Book 52, Page 72.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of the Property; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Kelly Arrington

  
\_\_\_\_\_  
Brandye Mills

STATE OF ALABAMA

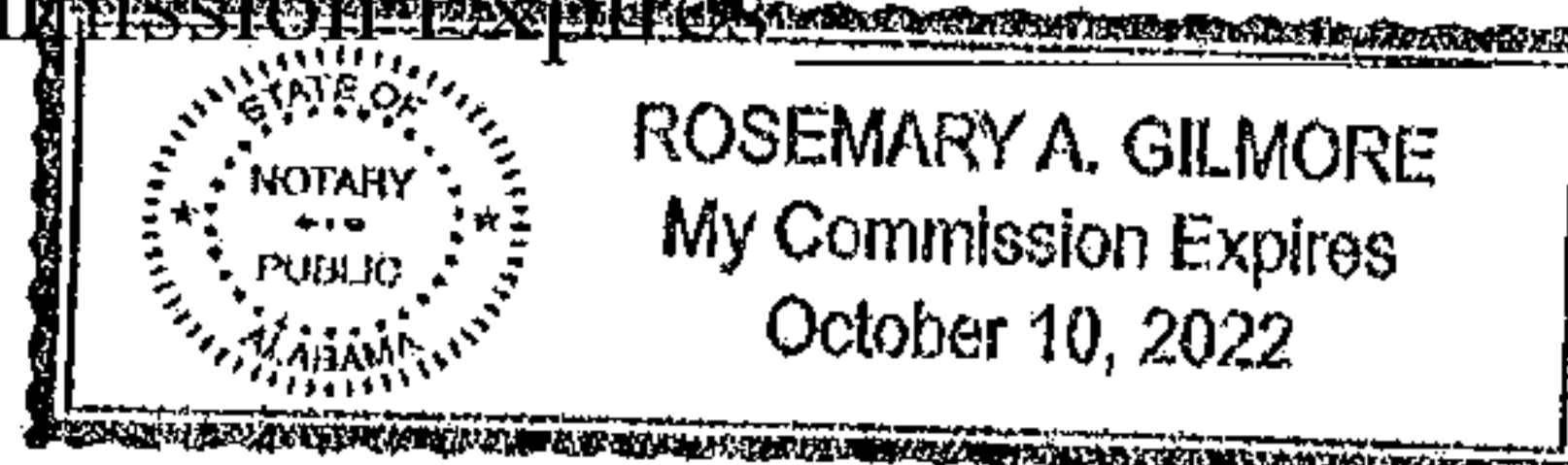
COUNTY OF JEFFERSON

I, a Notary Public in and for said County, in said State, hereby certify that Kelly Arrington, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 of July, 2020.

  
\_\_\_\_\_  
Notary Public

My Commission Expires



STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public in and for said County, in said State, hereby certify that Brandye Mills, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 of July, 2020.

*Rosemary A. Gilmore*  
Notary Public  
My Commission Expires

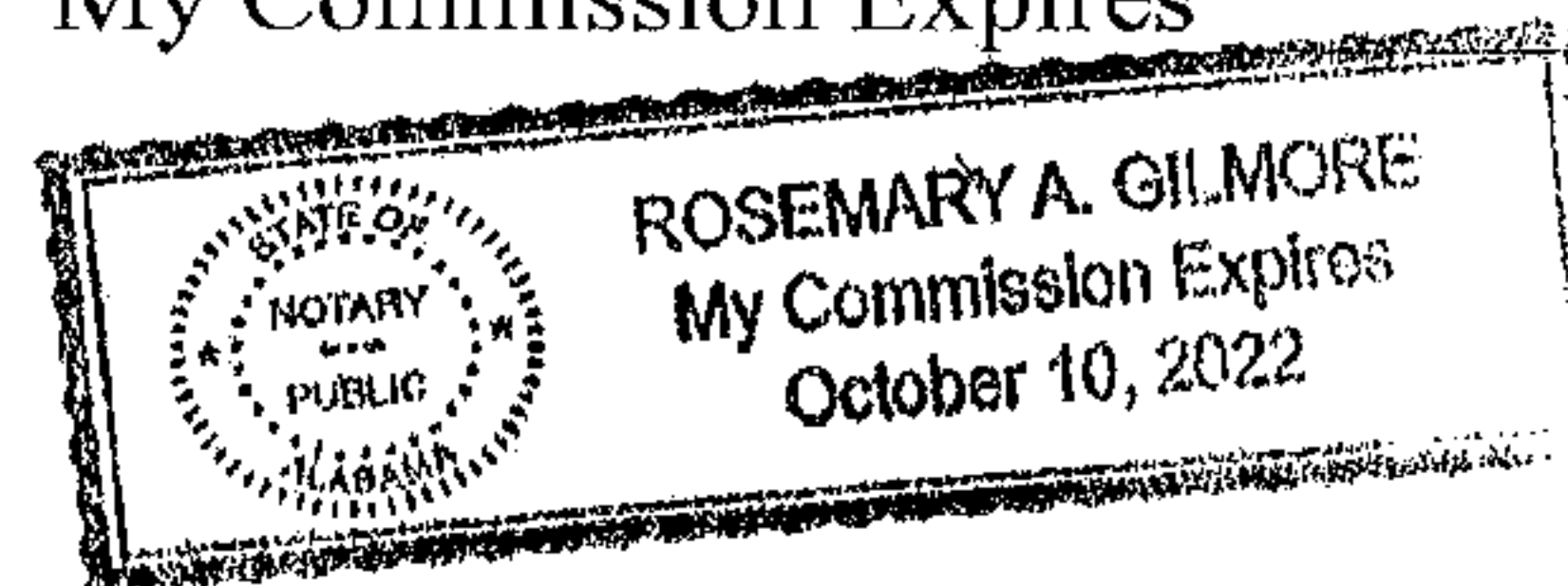


Exhibit A

**LEGAL DESCRIPTION**

Lot 2 in Indian Lake Stables, recorded in Map Book 52, Page 92, in the office of the Judge of Probate of Shelby County, Alabama



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/14/2020 11:24:08 AM  
 \$39.00 MISTI  
 20200714000291620

*Allen S. Boyd*

**Real Estate Sales Validation Form – FORM RT-1**

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

Grantor's Name	Kelly Arrington	Grantee's Name	Mr. & Mrs. Richard A. Campbell, III
Mailing Address	2114 Altadena Lake Dr. Birmingham, AL 35243 AND Brandy Mills 390 Park Street Lucedale, MS 39452	Mailing Address	1919 Oxmoor Road, #256 Birmingham, AL 35209
Property Address	3442 Indian Lake Lane Pelham, AL 35124	Date of Sale	July __, 2020
		Total Purchase Price	<u>\$5,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<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 Section 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 Section 40-22-1 (h).

Date: July 13 2020

☒ Unattested

(verified by)

Print Name: Kelly Arrington

Sign

Grantor