

This instrument was prepared by:
Jeffrey N. Cotney, Attorney
717 Kerr Drive, Gardendale, Alabama 35071
(205) 271-7955

Send Tax Notice to:
Becky Campbell
8755 Bluff Ridge Road
Bessemer, AL 35022

WARRANTY DEED
(without title opinion)

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jessie Faye Bunn, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Becky Campbell**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to wit:

**THE EAST 1/3 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36 TOWNSHIP 21 SOUTH,
RANGE 4 WEST, SHELBY COUNTY, ALABAMA**

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Jessie Faye Bunn is the surviving grantee of that certain deed recorded in Book 335, Page 963, (Instrument 19811106000119400) in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Harvey E. Bunn having died on or about December 9th, 1990.

Legal description provided by grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors 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 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1875), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address: Jessie Faye Bunn, 1206 Hudson Ave., Bessemer, AL 35020
Grantee's Name and Address: Becky Campbell, 8755 Bluff Ridge Road, Bessemer, AL 35022
Property Address: Unimproved Property
Parcel ID: 24 7 36 0 000 002.000
Date of Sale: February 11, 2021
Total Purchase Price / Value: \$32,500.00 (1/3 of \$97,500.00)
Purchase Price / Value can be verified in: Shelby County Property Tax Commissioner

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 11th day of February, 2021.

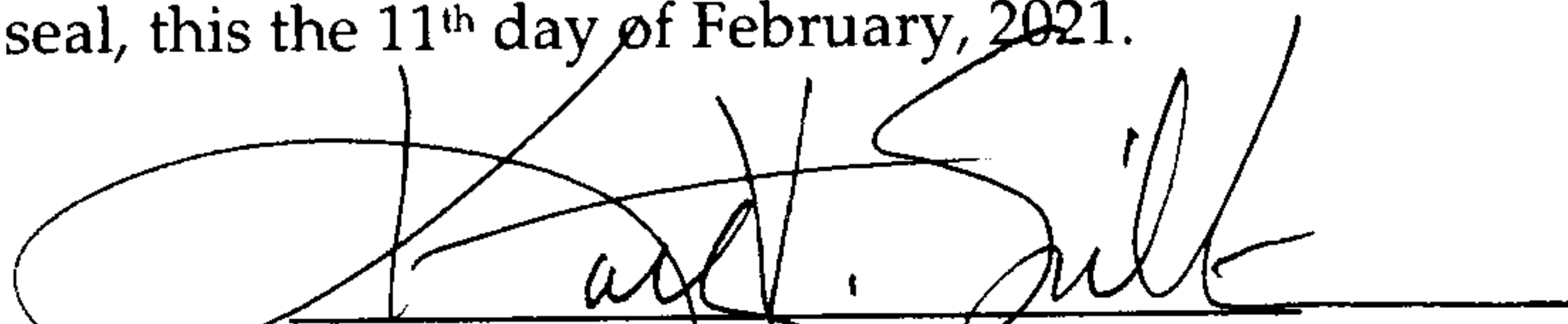


 Jessie Faye Bunn

STATE OF ALABAMA)
 JEFFERSON COUNTY) General Acknowledgment

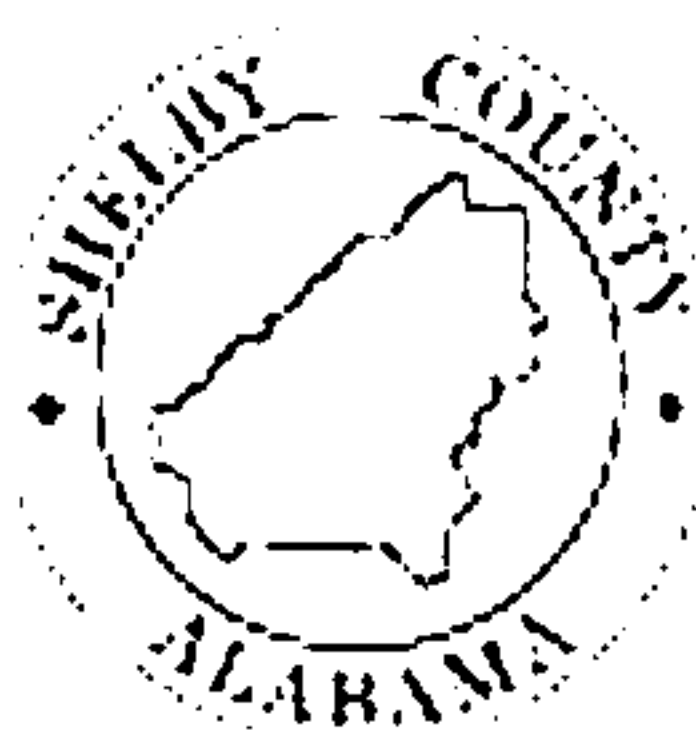
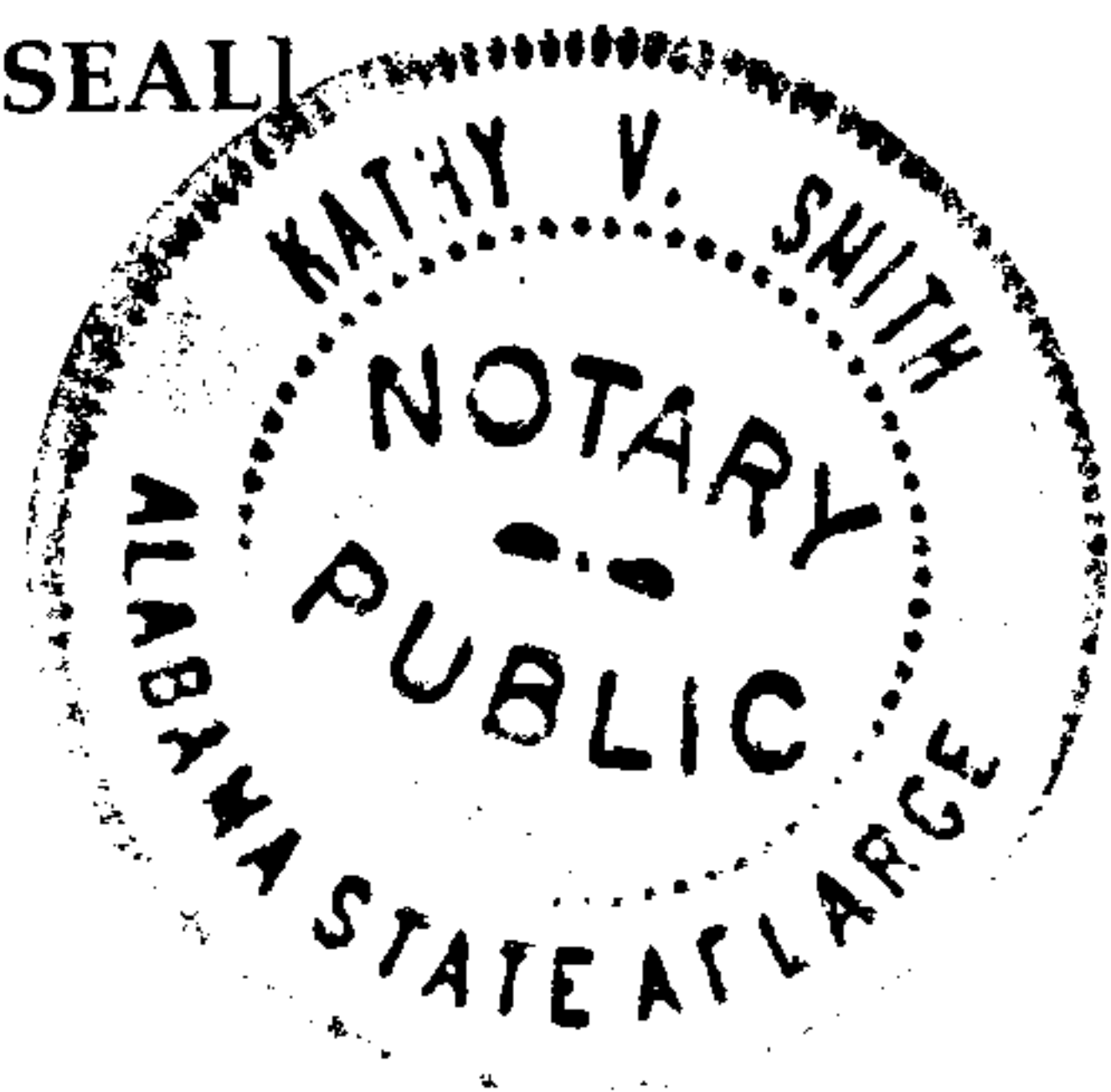
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jessie Faye Bunn, an unmarried woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of February, 2021.



 Notary Public
 My Commission Expires: 4/6/2022

[SEAL]



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2021 04:11:43 PM
 \$57.50 CHARITY
 20210211000073280

Allie S. Bayl