

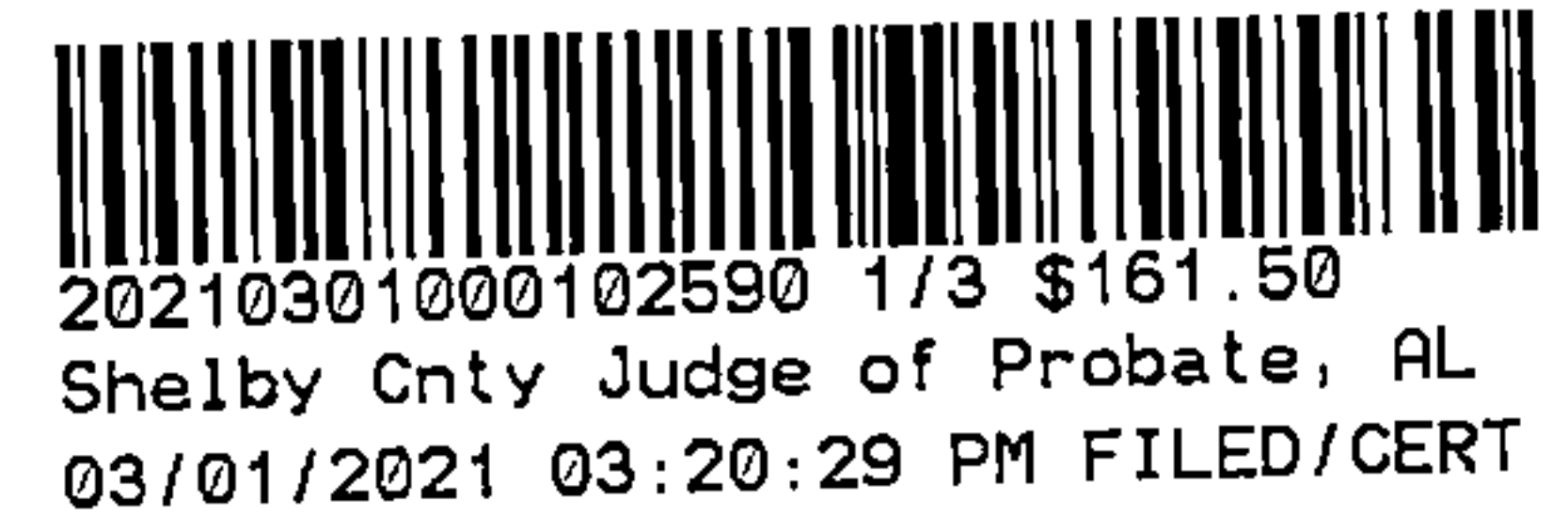
This Instrument was prepared WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY BY:
Yawanna McDonald
Campbell Partners, LLC
505 20th Street North, Suite 1600
Birmingham, Alabama 35203

~~Value~~
Value = 400,00

1/3 = 133,333.00

STATE OF ALABAMA §
 § SS.
SHELBY COUNTY §

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That Douglas Dickinson and Barbara Dickinson, (hereinafter referred to as "Grantors"), for and in consideration of the sum of one dollar in hand paid to the Grantors, the receipt whereof is hereby acknowledged, the undersigned hereby grant, bargain, sell, and convey unto Campbell Partners, LLC., an Alabama limited liability company, (hereinafter called GRANTEE) one-third (1/3) interest in all the rights, title, interest, and claim, if any, in and to certain real property situated in A tract of land, lying in the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 19, South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1" open top pipe found and locally accepted to be the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 29; thence run S 00°07'22" E a distance of 423.22' to a found 3/4" rebar on the Northerly right-of-way of U.S. Hwy 280; thence run S 03°51'34" E a distance of 297.56' to a found 1/2" rebar and the POINT OF BEGINNING; thence run S 04°54'12" E a distance of 7.46' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 76°36'47" E a distance of 79.87' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 89°43'21" E a distance of 119.92' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run N 87°40'39" E a distance of 38.47' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 88°14'30" E a distance of 51.53' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run N 86°21'28" E a distance of 137.74' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 87°26'22" E a distance of 81.12' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 82°45'49" E a distance of 92.83' to a found 1/2" rebar; thence run S 01°29'21" E a distance of 349.41' to a 5/8" capped rebar set stamped "Clinkscates CA-1084-LS"; thence run S 69°47'21" E a distance of 120.06' to a found 1/2" rebar; thence run N 85°33'51" E a distance of 419.88' to a found 5/8" capped rebar stamped "Carver"; thence run N 25°27'34" E a distance of 50.11' to a found 3/4" capped rebar stamped "SSI CA#0053LS"; thence run N 64°20'30" W a distance of 187.39' to a found 3/4" capped rebar stamped "SSI CA#0053LS"; thence run N 19°24'52" E a distance of 391.20' to a found 1/2" rebar on the Southerly right-of-way of U.S. Hwy 280; thence run S 84°42'21" W a distance of 1126.62' along said right-of-way to the point of beginning, having an area of 5.90 acres, more or less, in Shelby County, Alabama.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in anywise appertaining.

Grantors covenant unto the Grantee that no portion of the above- described property constitutes any part of their respective homestead.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns,
FOREVER.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures on this the 9th day of
March, 2021.



Douglas Dickinson



Barbara Dickinson

STATE OF ALABAMA)
COUNTY OF SHELBY)



20210301000102590 2/3 \$161.50
Shelby Cnty Judge of Probate, AL
03/01/2021 03:20:29 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Douglas Dickinson whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument, he, executed
the same voluntarily on the day the same bears date.

Given under my hand this 1 day of March, 2021.


Notary Public
My Commission Expires: 7-17-2022

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Barbara Dickinson whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument, she, executed
the same voluntarily on the day the same bears date.

Given under my hand this 1 day of March, 2021.


Notary Public
My Commission Expires: 7-17-2022

GRANTOR'S ADDRESS:
Douglas and Barbara Dickinson
2020 Lake Heather Drive
Birmingham, AL 35242-4833

GRANTEE'S ADDRESS:
Campbell Partners, LLC
505 20th Street North, Ste. 1600
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Douglas and Barbara Dickinson
2020 Lake Heather Drive
Birmingham, AL 35242-4833

Campbell Partners, LLC
505 20th Street North, Ste. 1600
Birmingham, Alabama 35203


20210301000102590 3/3 \$161.50
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 03/01/2021
State of Alabama
Deed Tax:\$133.50