

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
James Ryan Speaks
388 Crossbridge Road
Chelsea, AL 35043

20210322000143920
03/22/2021 03:04:08 PM
DEEDS 1/4

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FORTY THOUSAND AND 00/100 (\$40,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jaymes Campbell, and spouse, Natalie Campbell** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Ryan Speaks** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


Property Address: **308 Lakeview Circle Harpersville, AL 35078**

\$34,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **10th day of March, 2021.**



Jaymes Campbell



Natalie Campbell

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jaymes Campbell and Natalie 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 signed their names voluntarily on the day the same bears date.

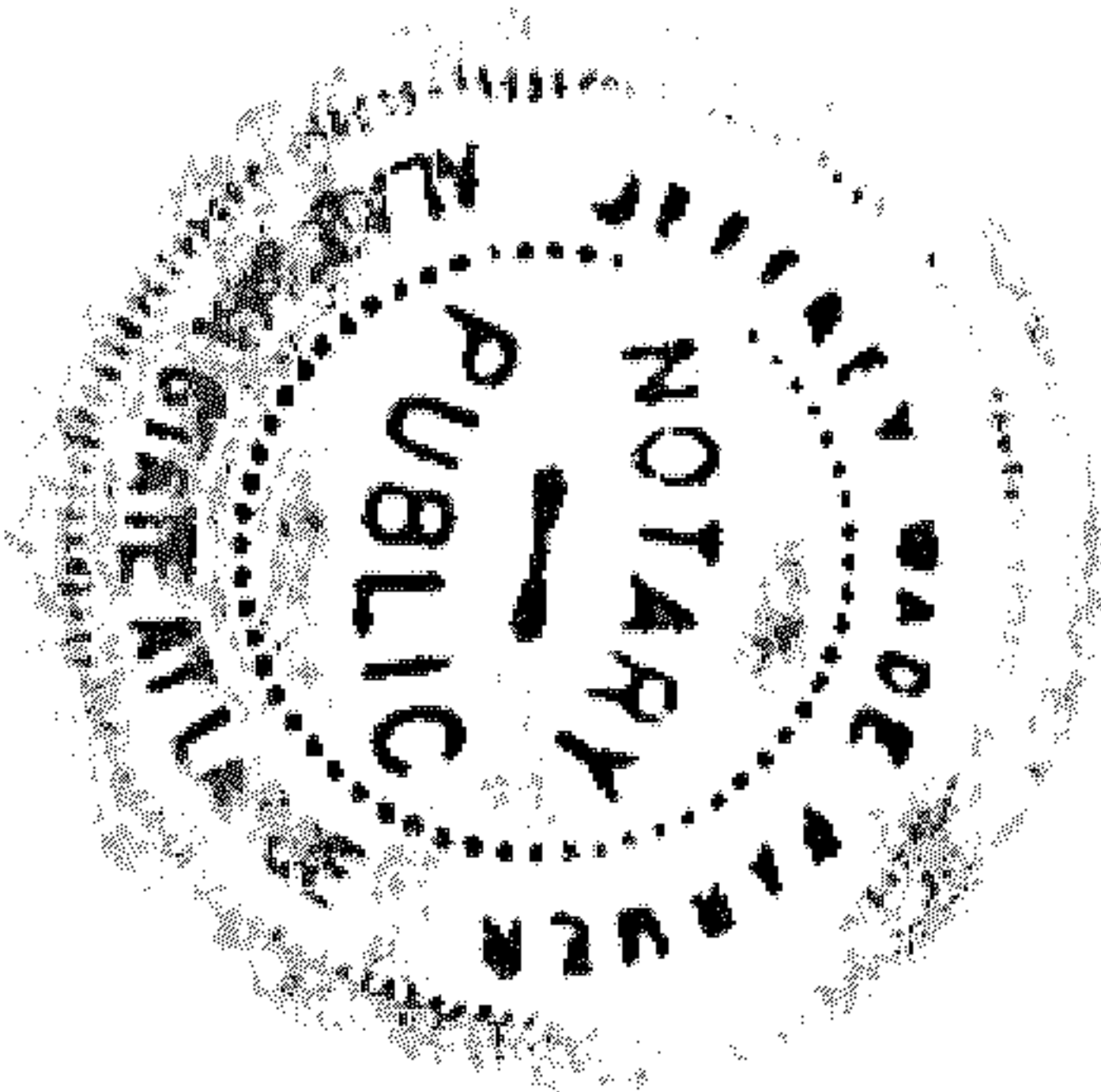
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **10th day of March, 2021.**



Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



Real Estate Sales Validation Form

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

Grantor's Name Jaymes Campell
Mailing Address Natalie Campbell
217 Kings Crest Lane
Pelham, AL 35124

Grantee's Name James Ryan Speaks
Mailing Address 388 Crossbridge Road
Chelsea, AL 35043

Property Address 308 Lakeview Circle
Harpersville, AL 35078

Date of Sale 3-10-2021
Total Purchase Price \$ 40,000.00
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)

- Bill of Sale
Sales Contract
Closing Statement

- Appraisal
Other

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 § 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 § 40-22-1 (h).

Date

Print Jeff W. Parmer

Unattested (verified by)

Sign Jeff W. Parmer (Grantor/Grantee/Owner/Agent) circle one

Exhibit A

Legal Description

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed West along the South boundary of said 1/4-1/4 Section for a distance of 200.68 feet to the point of beginning; from the Point of beginning continue West along the South boundary of said 1/4-1/4 Section for a distance of 471.75 feet; thence turn an angle of 90 degrees to the right and proceed North for a distance of 190 feet; thence turn an angle of 90 degrees to the left and proceed West for a distance of 140 feet; thence turn an angle of 90 degrees to the right and proceed North for a distance of 378.75 feet; thence turn an angle of 92 degrees 19 minutes to the right and proceed East for a distance of 527.58 feet; thence turn an angle of 87 degrees 43 minutes to the right and proceed South for a distance of 135 feet; thence turn an angle of 92 degrees 17 minutes to the left and proceed East for a distance of 85 feet; thence turn an angle of 87 degrees 43 minutes to the right and proceed South for a distance of 408.99 feet to the point of beginning, situated in the NW 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2021 03:04:08 PM
\$71.00 CHARITY
20210322000143920

Allen S. Bayl