

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Ben A. Tamburello  
1 Deerwood  
Shoal Creek, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$850,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Thomas R. Campbell and Nancy W. Campbell, husband and wife**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Ben A. Tamburello and Katy H. Tamburello**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 117, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$701,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

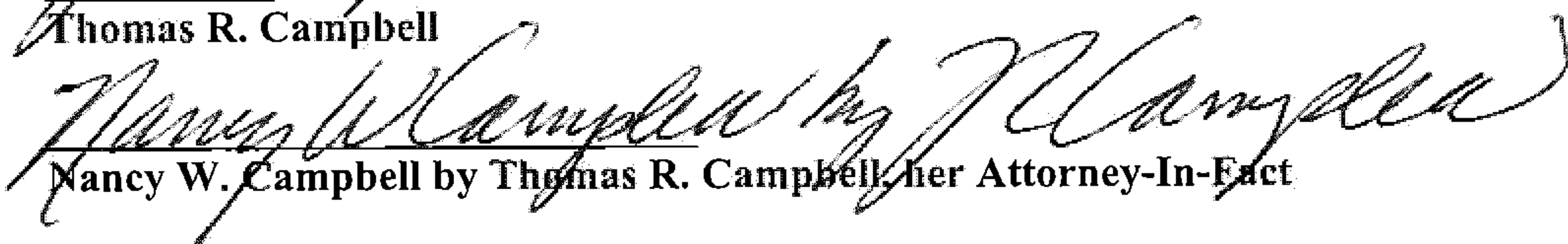
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 said premises; 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 set our hands and seals, this 6th day of December,

2022

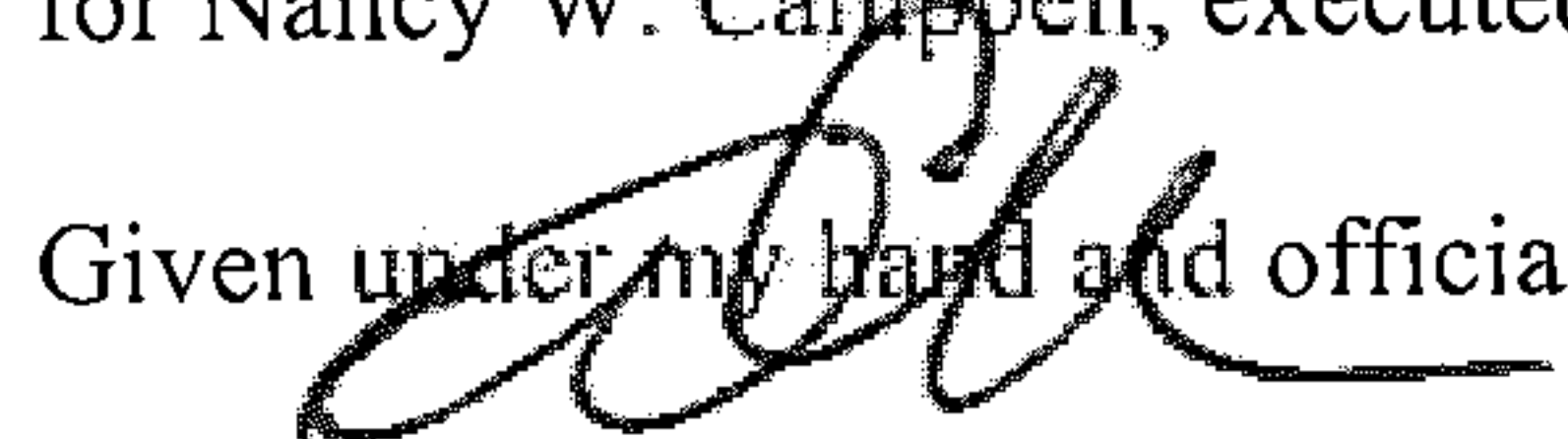
  
Thomas R. Campbell

  
Nancy W. Campbell by Thomas R. Campbell, her Attorney-In-Fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas R. Campbell and Thomas R. Campbell as attorney in fact for Nancy W. Campbell whose names are 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, both individually and in his capacity as attorney in fact for Nancy W. Campbell, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2022.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026

