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

Send tax notice to:
Michael Cole Campbell
180 Lake Chelsea Drive
Chelsea, Alabama 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars** (\$450,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Danny McGee an unmarried person, and Brittany M. Defoor, a married person

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

Michael Cole Campbell and Audrey Norton Campbell

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

Tract No. 3A: Commence at a 1/2" pipe in place being the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed North 00 deg. 10 min. 13 sec. West along the West boundary of the Northeast 1/4 of the Southwest 1/4 fort a distance of 245.19 feet (set 1/2" rebar CA-0114-LS); thence proceed South 76 deg. 22 min. 48 sec. East for a distance of 420.00 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00 deg. 10 min. 13 sec. West for a distance of 427.17 feet (set 1/2" rebar CA-0114-LS) to a point on the Southerly right of way of Shelby County Road No. 51; thence proceed South 76 deg. 22 min. 48 sec. East along the Southerly right of way of said road for a distance of 335.23 feet (set 1/2" rebar CA-0114-LS); thence proceed South 06 deg. 35 min. 35 sec. East for a distance of 194.04 feet (set 1/2" rebar CA-0114-LS); thence proceed South 26 deg. 04 min. 01 sec. East for a distance of 396.65 feet (set 1/2" rebar CA-0114-LS); thence proceed South 47 deg. 12 min. 59 sec. West for a distance of 164.36 feet (set 1/2" rebar CA-0114-LS); thence proceed South 20 deg. 38 min. 08 sec. East for a distance of 361.97 feet to the South bank of Yellowleaf Creek; thence proceed South 15 deg. 29 min. 58 sec. West along the South bank of said creek for a distance of 138.10 feet; thence proceed South 36 deg. 27 min. 33 sec. West along the South bank of said creek for a distance of 157.63 feet; thence proceed South 52 deg. 55 min. 58 sec. West along the South bank of said creek for a distance of 342.67 feet; thence proceed South 69 deg. 49 min. 26 sec. West along the South bank of said creek for a distance of 408.20 feet; thence proceed South 61 deg. 28 min. 53 sec. West along the South bank of said creek for a distance of 36.70 feet; thence proceed North 89 deg. 44 min. 24 sec. West for a distance of 102.31 feet to a 5/8" rebar in place, said point being located on the West boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 4; thence proceed North 00 deg. 57 min. 57 sec. West along the West boundary of said quarter-quarter section for a distance of 214.51 feet to a 1/2" rebar in place; thence proceed North 01 sec. 00 min. 58 sec. West along the West boundary of said quarter-quarter section for a distance of 221.03 feet to a 1/2" rebar in place; thence proceed North 00 deg. 25 min. 37 sec. West along the West boundary of said quarter-quarter section for a distance of 225.59 feet to a 3/4" slick pin in place; thence proceed North 00 deg. 10 min. 13 sec. West along the West boundary of said quarter-quarter section for distance of 248.82 feet to the Point of Beginning. The above described land is located in the Southeast 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4, of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama. According to the survey by Christopher M. Ray, Ala. Reg No. 26017, Ray and Gilliland, PC, dated July 19, 2023, File: Danny McGee.

\$100,000.00 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 Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of Brittany M. Defoor or her spouse.

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 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.

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of August,

Danny McGee

Brittany M. Defoor

(Seal)

STATE OF ALABAMA **JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Danny McGee and Brittany M. Defoor, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2023.

Notary Public: Gilmer T. Simmons My Commission Expires: 12/20/2025

E COMMISSION STATE OF THE PARTY OF THE PARTY

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in acco	ordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: Danny McGee	Date of Sale: August 30th, 2023
Grantor Name: Brittany M. Defoor	
Mailing Address: 5075 Hwy 51	Total Purchase Price: \$450,000.00
Westover, Alabama, 35185	Or A = 4 = = 1.3 / = 1 = = = .
D	Actual Value: \$
Property Address: 5075 Hwy 51	Or Accessor's Market Malue: ©
Westover, Alabama, 35185	Assessor's Market Value: \$
evidence: (check one) (Recordation of documentation of Sale	on this form can be verified in the following documentary umentary evidence is not required) _Appraisal _Other
If the conveyance document presented for real above, the filing of this form is not required.	ecordation contains all of the required information referenced
	Instructions
Grantor's name and mailing address – provide the their current mailing address.	e name of the person or persons conveying interest to property and
Grantee's name and mailing address – provide the being conveyed.	e name of the person or persons to whom interest to property is
Property address – the physical address of the pr	operty being conveyed, if available.
Date of Sale – the date on which interest to the p	roperty was conveyed.
Total purchase price – the total amount paid for the by the instrument offered for record.	he purchase of the property, both real and personal, being conveyed
· · · · · · · · · · · · · · · · · · ·	e true value of the property, both real and personal, being conveyed e evidenced by an appraisal conducted by a licensed appraiser or
use valuation, of the property as determined by the	ermined, the current estimate of fair market value, excluding current ne local official charged with the responsibility of valuing property for yer will be penalized pursuant to Code of Alabama 1975 Section 40-
further understand that any false statements clair in Code of Alabama 1975 Section 40-22-1 (h).	nat the information contained in this document is true and accurate. I med on this form may result in the imposition of the penalty indicated
Date: August 30th, 2023	t: Aj Mr TSimmon
Unattested Sig	n: //ww/////////////////////////////////
(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2023 08:42:15 AM
\$478.00 PAYGE

20230831000263330

alli 5. Beyl