

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.

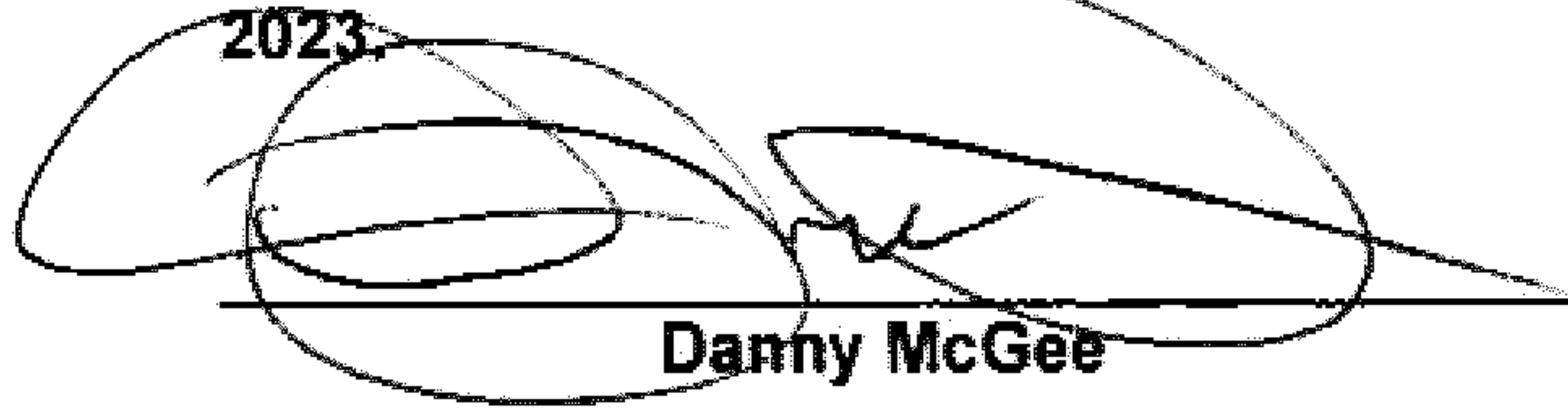
The above described property does not constitute the homestead of Brittany M. Defoor or her spouse.

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.

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

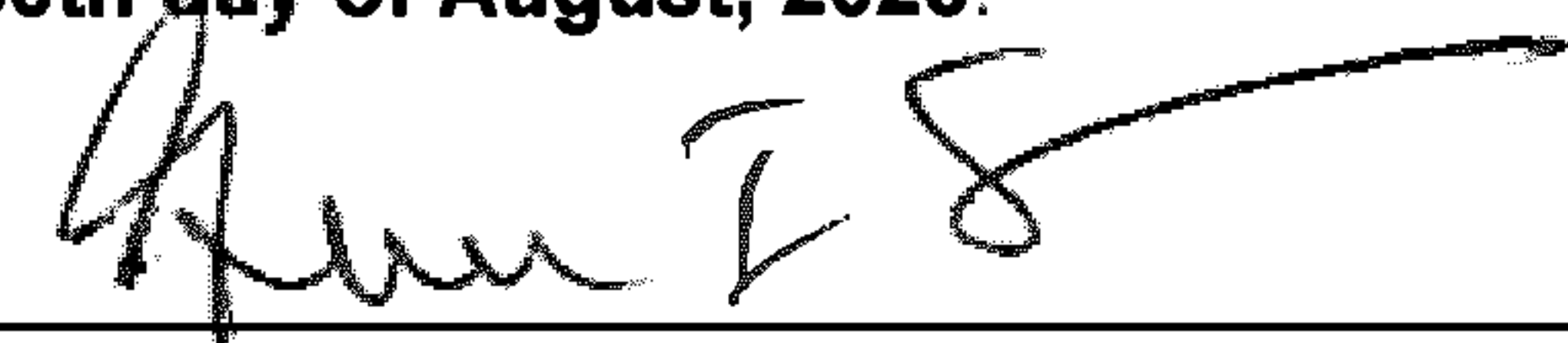
2023.

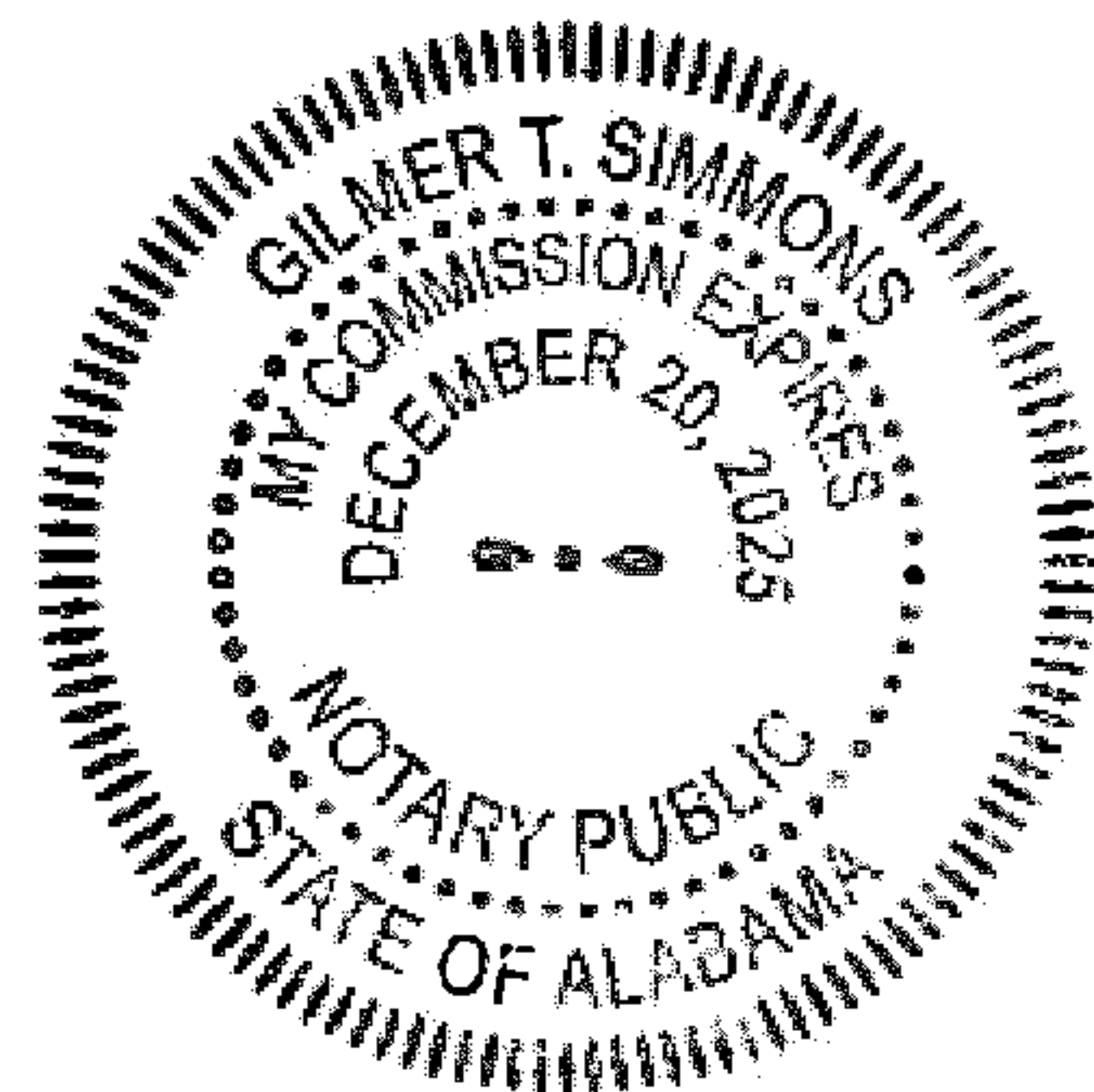
 (Seal)  (Seal)
Danny McGee **Brittany M. Defoor**

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



Alli S. Bayal