20251028000329790 10/28/2025 02:09:44 PM DEEDS 1/3

## REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address:	7883 High	hway 62 Vincent AL 35178	
Grantee(s) Address:	100 Nelson Drive Childersburg AL 35044		
Property Address:	7883 Highway 62 Vincent AL 35178		
Appraised Value:	\$174,067.	\$174,067.01	
*The Grantors herein, by his	s signature to this	deed, certify that the above information is true and correct	
THE STATE OF ALAE	3AMA	)	
COUNTY OF SHELBY		)	

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred Seventy Four Thousand Sixty Seven and 01/100 (\$174,067.01) to the undersigned grantors: Jonathan Tyler Gamel and Rebecca Lynn Campbell married, the receipt and sufficiency of which is hereby acknowledged, we do hereby give, grant, bargain, sell and convey unto Patti Gamel and Dale A Gamel Jr., as tenants in Common with equal rights and interest for the period or term that said Grantees shall both live and unto the survivor of the said Grantees at the Death of the other and the heirs/assigns of such survivor in fee simple, Such tenancy expressly intended to create co-tenants in common for life with contingent remainder in fee in favor of the survivor of said Grantees.

The following-described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SE comer of the NE 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 38 minutes 31 seconds West a distance of 1192.02 feet; thence North 00 degrees 38 minutes 53 seconds East a distance of 1281.33 feet to the Southerly R.O.W. line of Shelby County Highway 62; thence South 89 degrees 32 minutes 05 seconds East and along said R.O.W. line a distance of 155.00 feet; thence South 00 degrees 38 minutes 40 East and leaving said R.O.W. line a distance of 210.00 feet; thence North 89 degrees 21 minutes 20 seconds East a distance of 209.88 feet; thence North 00 degrees 38 minutes 40 seconds West a distance of 210.00 feet to the Southerly R.O.W. line of Shelby County Highway 62, to a curve to the right, having a radius of 43960.00 feet, subtended by a chord bearing of North 89 degrees 44 minutes 45 seconds East and a

chord distance of 628.40 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 628.41 feet; thence South 89 degrees 48 minutes 16 seconds East and along said R.O.W. line a distance of 174.51 feet; thence South 00 degrees 25 minutes 55 seconds East and thence along the arc of said curve and along said R.O.W. line for a distance of 628.41 feet; thence South 89 degrees 48 minutes 16 seconds East and along said R.O.W. line a distance of 174.51 feet; thence South 00 degrees 25 minutes 55 seconds East and leaving said R.O.W. line a distance of 1292.03 feet to the point of beginning, containing 33.85 acres, more or less.

Prior Deed Reference: Document Number 20241106000345810

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns to their use and behoof, forever. We hereby covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of the aforegranted premises; that the same are free and clear of any and all liens and encumbrances and that we have a good right to sell and convey title to the premises to the Grantees, their heirs and assigns, and we covenant to warrant and defend title to the premises to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons.

Dated this A day of October 2025

Jonathan Tyler Gamel

Rebecca Lynn Campbell

THE STATE OF Alabamas
COUNTY OF Jalaga

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jonathan Tyler Gamel and Rebecca Lynn Campbell is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, they executed the day the same bears date.

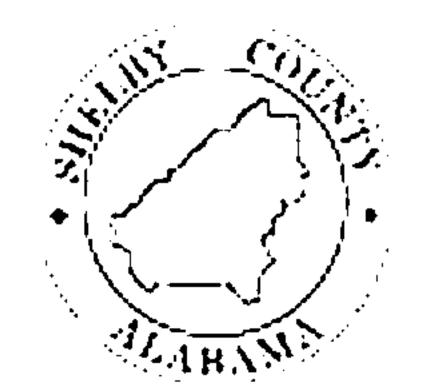
Given under my hand and seal this  $\frac{27}{}$  day of October 2025.

Notary Public

My commission expires:

Alexander City, Al 35010

THIS INSTRUMENT WAS PREPARED BY Lakeview Title & Closings Hal Coker 59 Alison Drive Suite 8 DANIELLE NIKKI WYATT NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 06/06/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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