

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Tierce Gordon Champion
15 Rich Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and NO/00 DOLLAR (\$1.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, Mary Louise Jones Champion, an unmarried woman, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Tierce Gordon Champion, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4 of the Champion Family Subdivision, as recorded in Map Book 44, Page 66, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to an easement for ingress, egress and utilities described as follows: A 20 foot in width easement for ingress and egress, being 10 feet either side of the following described centerline of an existing driveway: Commencing at an existing 1" crimp top pipe at the intersection of the Westerly right of way of Bradley Road and the South line of the NE ¼ of the SE ¼ of said Section 33; thence Northeasterly along said Bradley Road, a distance of 121.44 feet to the centerline of said existing driveway and the point of beginning of said easement; thence North 68 deg. 02 min. 04 sec. West, a distance of 445.25 feet; thence North 53 deg. 27 min. 04 sec. West, a distance of 140.96 feet; thence South 47 deg. 36 min. 45 sec. West, a distance of 15.61 feet to the end point of said centerline of easement.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have head of the poler, 2014.	nereunto set my hand and seal this but day of
	Mary Louise Jones Champion Mary Louise Jones Champion

Shelby County, AL 10/09/2014 State of Alabama Deed Tax:\$128.50

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Louise Jones Champion, who is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2014.

Notary Public

My Commission Expires: 9/2/5

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: Mailing Address	Mary Louise Jones Cha 332 Hwy 338 Chelsea, AL 35043		Grantee's Name: <u>Tierce Gordon Champion</u> Mailing Address: <u>15 Rich Drive</u> <u>Chelsea, AL 35043</u>			
Property Address <u>:</u>	Lot 4, Champion Fam Chelsea, AL 35043	•	Sale 10-6- Total Purchase Price or			
		Actua	l Value	\$		
		Asses	or sor's Market Value	\$ 128,36	O	
•	e or actual value claime of documentary evider	ed on this form can be ver		· · · · · · · · · · · · · · · · · · ·		
Bill of Sale	e	Appraisal				
Sales Contra		Other –				
Closing State	ement					
If the conveyance of this form is not	•	r recordation contains all	l of the required inf	formation refere	enced above, the filing	
		Instruction	ns			
Grantor's name and m	ailing address - provide the	name of the person or persons	conveying interest to p	property and their c	urrent mailing address.	
Grantee's name and m	ailing address - provide the	name of the person or persons	to whom interest to pro	operty is being con	veyed.	
Property address -the	physical address of the prope	erty being conveyed, if availab	ole.			
Date of Sale - the date	on which interest to the pro	perty was conveyed.				
Total purchase price - record.	the total amount paid for the	e purchase of the property, both	th real and personal, bei	ing conveyed by th	e instrument offered for	
•		e true value of the property, bornducted by a licensed appraiser	-	• •	ne instrument offered for	
determined by the loc		rmined, the current estimate of esponsibility of valuing proper -22-1 (h).	-	•		
_	•	at the information contained in imposition of the penalty indic			▼	
Date 10-6-1	4	Sign May Lewel Grantor Grantee/Owner/	Agent) circle one	nflor		
		Print Mary Louise	Jones Champ	11'on		
Unattested		(Verified by)				

Form RT-1

20141009000318110 3/3 \$148.50 Shelby Cpty Judge of Probate Of

Shelby Cnty Judge of Probate, AL 10/09/2014 09:21:22 AM FILED/CERT