

5012 Cedar Trace Trce
Hoover, AL 35244
TS13-275

Jeffrey Scott Palmer
Metes and Bounds , Legal Attached

20130709000278930 1/2 \$116.00
Shelby Cnty Judge of Probate, AL
07/09/2013 12:09:32 PM FILED/CERT

WARRANTY DEED
JOINT TENANCY

State of Alabama
County of ~~Blount~~ ^{Shelby} 

That in consideration of One Hundred Thousand and 00/100 (\$100,000.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Sherrill Marshall Carver Champion, An Unmarried Woman, and Jonathan Champion, An Unmarried Man AND Katherine Champion, A Married Woman,

herein referred to as grantor does grant bargain, sell and convey unto

Jeffrey Scott Palmer and Gay Bowen Palmer

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the ~~County of Blount~~, State of Alabama:
 Shelby

The N 1/2 of teh NE 1/4 of the NW 1/4 of Section 14, Township 22, Range 4 West

AND

The S 1/2 of the NE 1/4 of the NW 1/4 of Section 14, Township 22, Range 4 West.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES IF ANY

Subject to:

1. Taxes for the year 2013 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

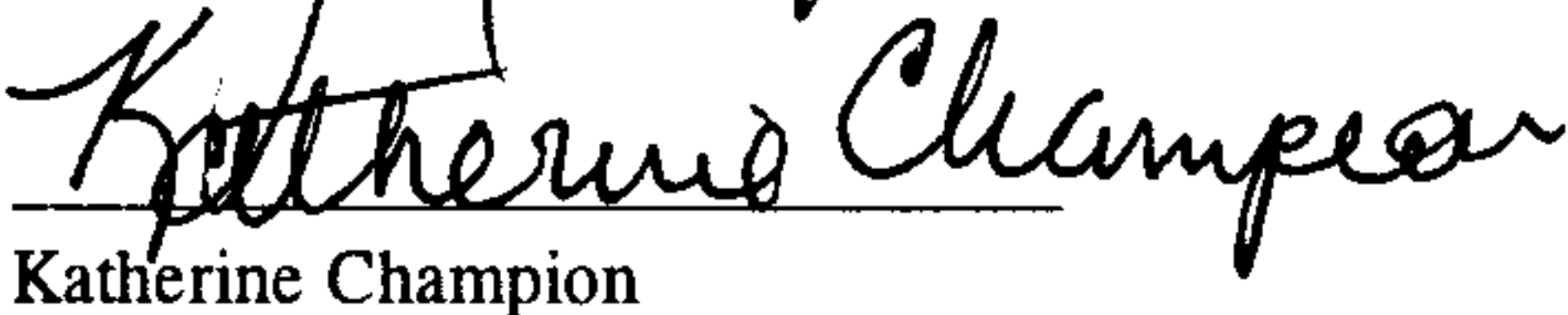
3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 80,000.00 EXECUTED
SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD Unto the said 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.

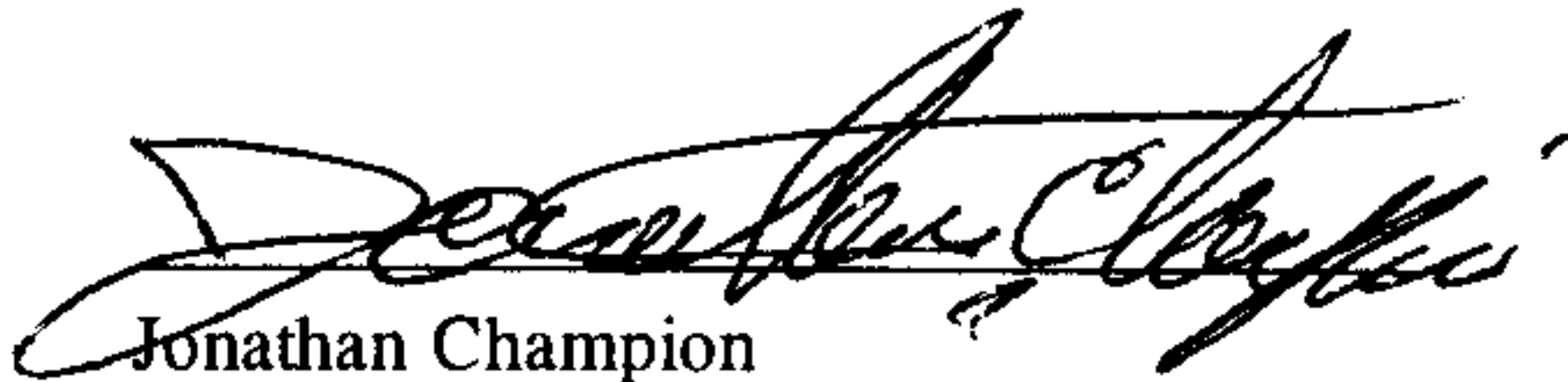
And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the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

IN WITNESS WHEREOF the undersigned has set an hands and seals on this 25 day of

July, 2013


Katherine Champion

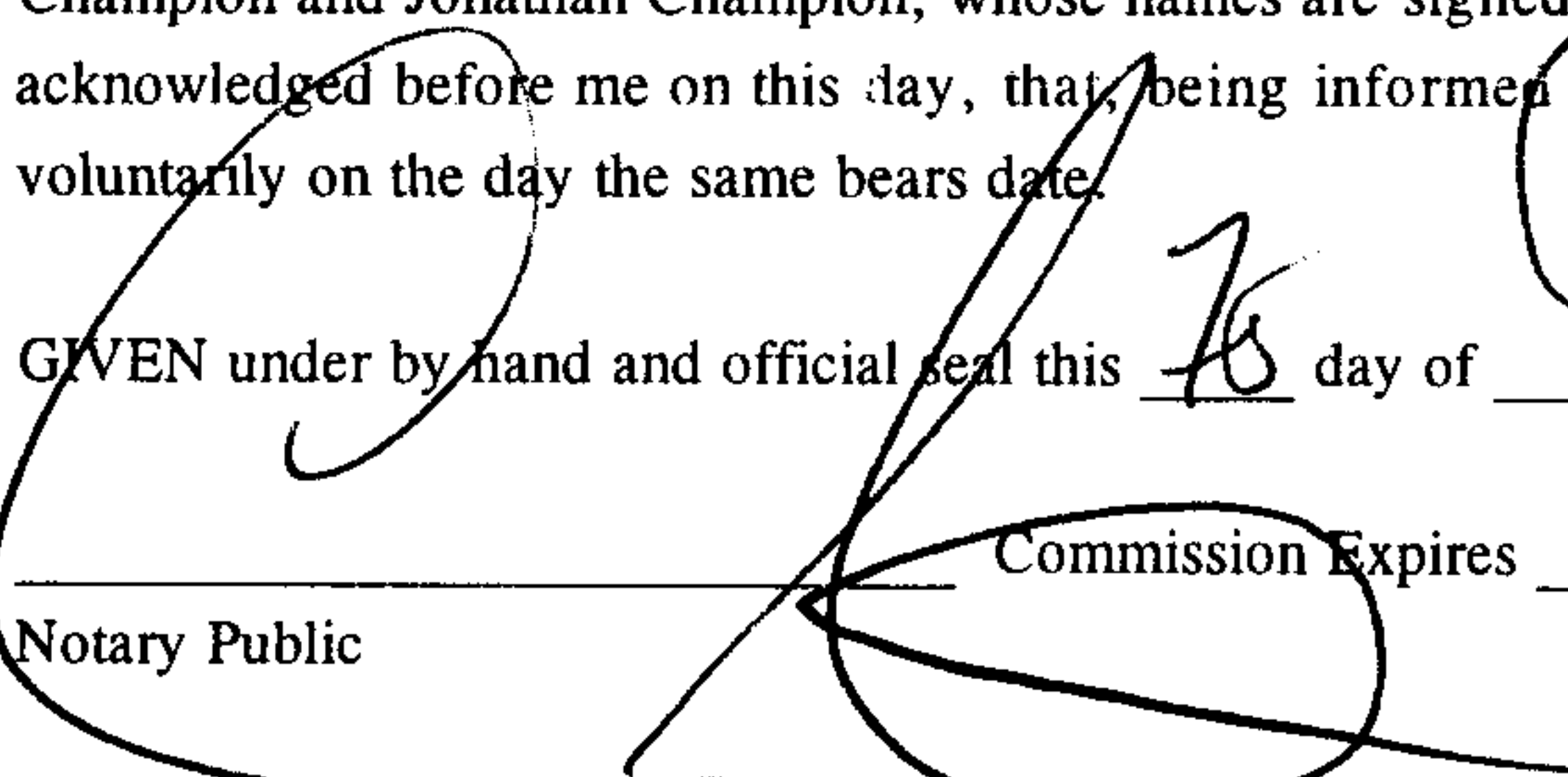

Sherrill Marshall Carver Champion


Jonathan Champion

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Sherrill Marshall Carver Champion and Jonathan Champion, 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 by hand and official seal this 26 day of July, 2013.


Commission Expires 12-7-2014
Notary Public

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, GARDENDALE, ALABAMA 35071

Shelby County, AL 07/09/2013
State of Alabama
Deed Tax: \$100.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sherrill Marshall Carver Champion
Mailing Address Jonathan Champion & Katherine Champion
6354 Highway 10
Montevallo AL 35115

Grantee's Name Jeffrey Scott Palmer
Mailing Address Gay Bowen Palmer
5912 Cedar Trace Trail
Flow A
35244

Property Address 6354 Highway 10,
Montevallo, AL 35115

Date of Sale 7-1-2013
Total Purchase Price \$ 100,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-1-2013

Print Michael Galloway

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1