



20131230000496360 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/30/2013 02:51:18 PM FILED/CERT

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Fifty Two Thousand Five Hundred and No/100ths Dollars (\$152,500.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **HAILEY F. WORTH, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **PAUL W. CHAMPION and AMY L. CHAMPION** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the final plat of Cross Creek Subdivision, as recorded in Map Book 38, page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Maylene, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 20 feet from Falling Waters Way and 15 feet from rear boundary reserved from , as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 10 feet along the Northerly and southerly boundaries and 8 feet within building setback line.**
3. **Restrictions, covenants, and conditions as set out in Inst. #20070118000027360, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #20080417000157480 and Inst. #20070850000384680, in Probate Office.**
5. **Restrictions, limitations and conditions as set out in Plat Book 38, page 3, in the Probate Office of Shelby County, Alabama.**
6. **Release of damages as set out in and as referenced in Inst. #20080417000157480 and Inst. #20070850000384680, in the Probate Office.**

\$ 149,737.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

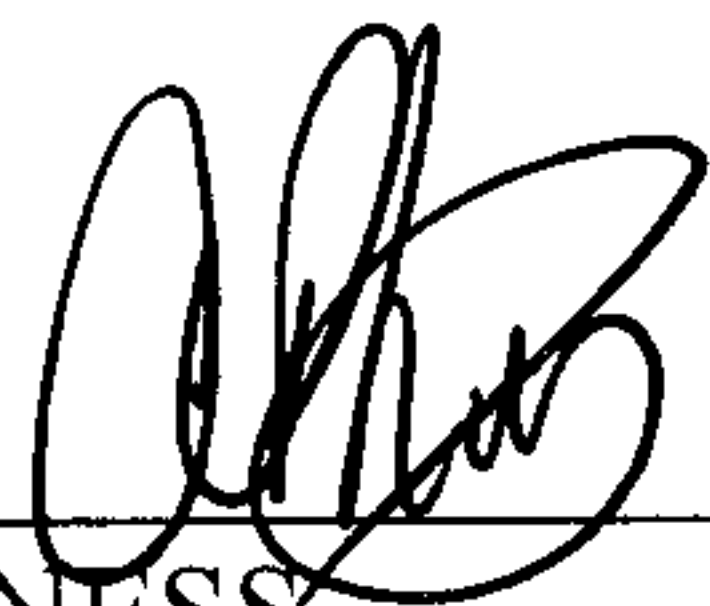
To Have and To Hold the aforegranted premises to the said Grantee, his heirs and assigns forever.



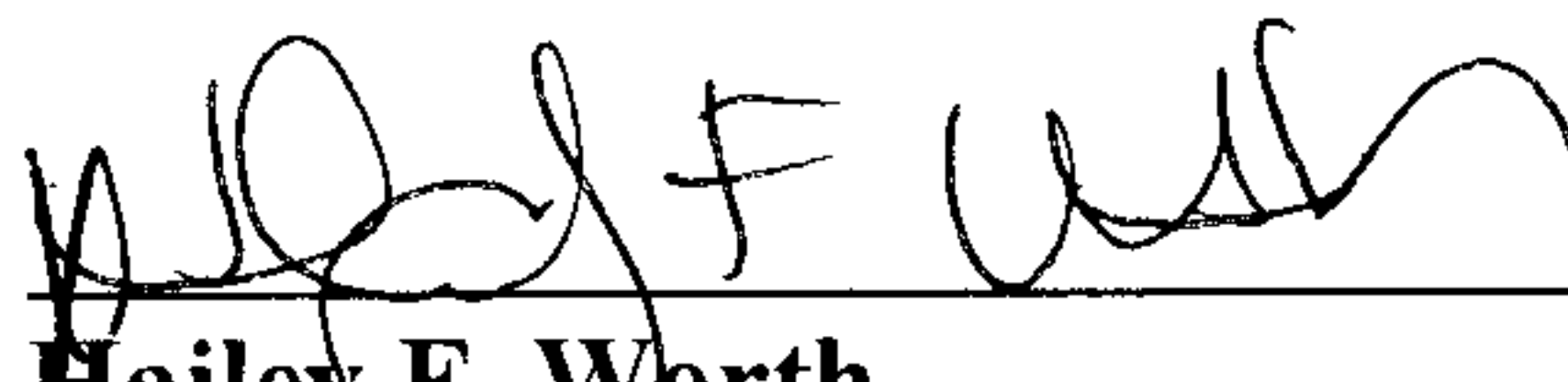
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And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 23rd day of December, 2013.



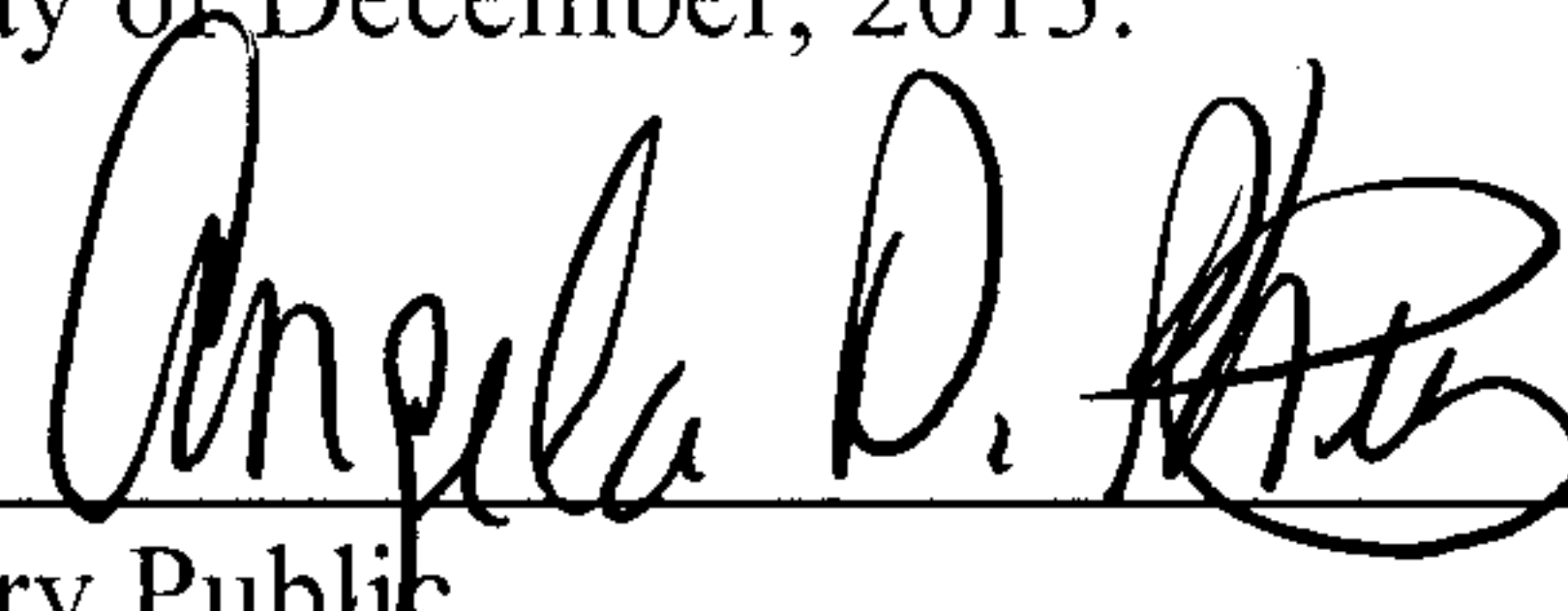
 WITNESS


 _____ {L.S.}
Hailey F. Worth

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Hailey F. Worth**, whose name 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 seal this 23rd day of December, 2013.



 Notary Public
 My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

Paul W. Champion
 223 Falling Waters Way
 Maylene, AL 35114

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
 300 Vestavia Parkway, Suite 2300
 Birmingham, AL 35216
 File # 2013-10-3578



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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

Hailey F. Worth

111 Cherry Way
Oakley CA 94561

Grantor's Name Paul W. Champion
Mailing Address

223 Falling Waters Way
Maylene AL 35114

Property Address 223 Falling Waters Way
Maylene, AL 35114

Date of Sale 12/23/13
Total Purchase Price \$ 152,500.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$3.00

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 - provided 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 available.

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

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 12/23/13

Print

Hailey F. Worth

Unattested



Sign

(Grantor/Grantee/Owner/Agent) circle one