(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: Velma E. Griffin 61 Rich Drive Chelsea, AL 35043

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, Velma E. Griffin and Tierce Gordon Champion, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 5 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.

Also 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.

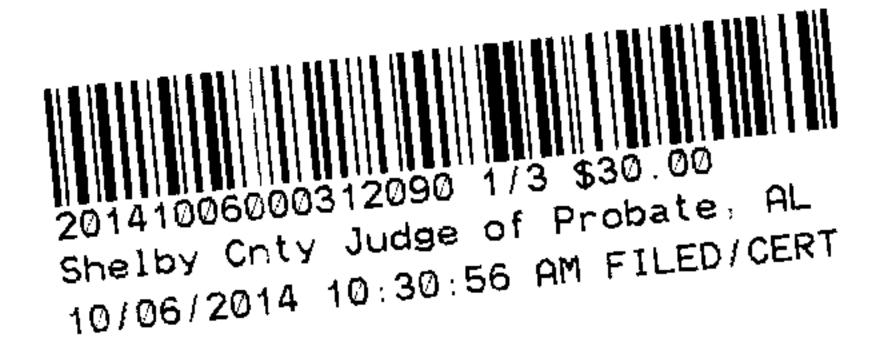
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

Grantor herein reserves a life estate in and to said property, for and during her lifetime.

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 Y 2014.	WHEREOF, I have hereunto set my hand and seal this <u>6th</u> day of
	Mary Louise Jones Champion  Mary Louise Jones Champion



Shelby County, AL 10/06/2014 State of Alabama Deed Tax:\$10.00

## 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: 9/12/5

20141006000312090 2/3 \$30.00 Shelby Cnty Judge of Probate, AL 10/06/2014 10:30:56 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name: Mary Louise Jone  Mailing Address332 Hwy 338  Chelsea, AL 350	Mailing Address: 61 Rich Drive
Property Address: Lot 5, Champion Chelsea, AL 350	
	Actual Value \$
The purchase price or actual value cone) (Recordation of documentary e	Assessor's Market Value \$ 10,000 laimed on this form can be verified in the following documentary evidence: (check vidence is not required)
Bill of SaleSales ContractClosing Statement	Appraisal Other –
If the conveyance document presented of this form is not required.	ed for recordation contains all of the required information referenced above, the filing
Grantor's name and mailing address - provid	Instructions le the name of the person or persons conveying interest to property and their current mailing address.
	le the name of the person or persons to whom interest to property is being conveyed.
Property address -the physical address of the	
Date of Sale - the date on which interest to the	
	for the purchase of the property, both real and personal, being conveyed by the instrument offered for
	ld, the true value of the property, both real and personal, being conveyed by the instrument offered for sal conducted by a licensed appraiser or the assessor's current market value.
•	e determined, the current estimate of fair market value, excluding current use valuation, of the property as in the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 5§ 40-22-1 (h).
· · · · · · · · · · · · · · · · · · ·	lief that the information contained in this document is true and accurate. I further understand that any false in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).
Date 10-6-14	Sign Mary Louise Mes Champion  (Grantof/Grantee/Owner/Agent) circle one
Unattested	Print Many Louise Jones Changion  (Verified by)

Form RT-1

20141006000312090 3/3 \$30.00 Shelby Cnty Judge of Probate, AL 10/06/2014 10:30:56 AM FILED/CERT