


Send tax notice to: David Champion, 324 Highway 338, Chelsea, Alabama 35043

This instrument prepared by: Cameron L. Hogan, 3800 Colonnade Pkwy, Ste 340, Birmingham, AL 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)

County of Shelby)


20150721000247590 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
07/21/2015 12:08:46 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty-Two Thousand and no/100 Dollars (\$42,000.00) Dollars the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Amy S. Ianniello, an unmarried woman whose mailing address is:**

515 Salser Lane, Columbiana, Alabama 35051

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

David Champion, **whose mailing address is:**

324 Highway 338, Chelsea, Alabama 35043

(herein referred to as Grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 515 Salser Lane, Columbiana, AL, 35051 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$34,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH AT THE REQUEST OF THE PARTIES HERETO.

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns forever.

Shelby County, AL 07/21/2015
State of Alabama
Deed Tax: \$8.00



And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, their heirs and assigns, that 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) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 28 day of May, 2015.


AMY S. IANNIELLO

State of ALABAMA


County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy S. Ianniello, an unmarried woman, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of May, 2015.

My commission expires:

9-21-2016


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NOTARY PUBLIC

CAMERON HOGAN
Notary Public
State of Alabama
MY COMMISSION EXPIRES: SEPT 21, 2016

EXHIBIT A

Parcel 1

Commence at the southwest corner of the northwest quarter of the southeast quarter of Section 1, Township 20 south, Range 1 west, Shelby County, Alabama and run thence N 00° 21' 16" W along the west line of said quarter quarter a distance of 265.17' to a point; Thence run S 89° 39' 13" E a distance of 295.54' to a point; Thence run S 00° 08' 45" W a distance of 93.99' to a set rebar corner on the westerly margin of Shelby County Road # 447 and the point of beginning of the property, parcel - 1, being described; Thence run N 36° 45' 35" W along said margin of said Road number 447 a distance of 65.76' to a rebar corner; Thence run S 46° 49' 45" W a distance of 118.18' to a set rebar corner on the easterly margin of a dirt surfaced roadway; Thence run S 05° 28' 51" W a distance of 70.50' to a set rebar corner; Thence run S 10° 51' 02" W along said dirt roadway a distance of 61.94' to a set rebar corner; Thence run S 00° 22' 18" E along said dirt roadway a distance of 34.41' to a set rebar corner; Thence run S 09° 02' 30" E along said dirt roadway a distance of 44.55' to a set rebar corner; Thence run S 09° 37' 58" E along said dirt roadway a distance of 70.51' to a set rebar corner; Thence run S 89° 39' 13" E a distance of 124.14' to a found rebar corner; Thence run N 47° 35' 46" E a distance of 196.28' to a rebar corner on the southwesterly margin of Shelby County Road # 447; Thence run N 46° 31' 53" W along said margin of said road # 447 a distance of 33.72' to a corner; Thence run N 39° 31' 43" W along same said margin of said road # 447 a distance of 83.45' to a corner; Thence run N 36° 53' 12" W along said margin of said road # 447 a distance of 100.28' to the point of beginning, containing 1.49 acres

PARCEL -2

Commence at the southwest corner of the northwest quarter of the southeast quarter of Section 1, Township 20 south, Range 1 west, Shelby County, Alabama and run thence N 00° 21' 16" W along the west line of said quarter quarter a distance of 265.17' to a point; Thence run S 89° 39' 13" E a distance of 295.54' to a point; Thence run S 00° 08' 45" W a distance of 93.99' to a set rebar corner on the westerly margin of Shelby County Road # 447; Thence run N 36° 45' 35" W along said margin of said Road number 447 a distance of 65.76' to a rebar corner; Thence run S 46° 49' 45" W a distance of 118.18' to a set rebar corner on the easterly margin of a dirt surfaced roadway; Thence run S 05° 28' 51" W a distance of 70.50' to a set rebar corner and the point of beginning of the property, parcel -2, being described; Thence run S 10° 51' 02" W along said dirt roadway a distance of 61.94' to a set rebar corner; Thence run S 00° 22' 18" E along said dirt roadway a distance of 34.41' to a set rebar corner; Thence run S 09° 02' 30" E along said dirt roadway a distance of 44.55' to a set rebar corner; Thence run S 09° 37' 58" E along said dirt roadway a distance of 70.51' to a set rebar corner; Thence run N 89° 39' 13" W a distance of 84.57' to a found rebar corner; Thence run N 00° 08' 44" E a distance of 208.71' to a found rebar corner; Thence run S 89° 39' 13" E a distance of 76.68' to the point of beginning, containing 0.35 of an acre. Both parcels are subject to any easements, rights of way, restrictions and limitations of probated record or applicable law.

Less and Except:

PARCEL #3

Commence at the southwest corner of the northwest quarter of the southeast quarter of Section 1, Township 20 south, Range 1 west, Shelby County, Alabama and run thence N 00° 21' 16" W along the west line of said quarter quarter a distance of 265.17' to a point; Thence run S 89° 39' 13" E a distance of 295.54' to a point; Thence run S 00° 08' 45" W a distance of 93.99' to a set rebar corner on the westerly margin of Shelby County Road # 447 and the point of beginning of the property being described; Thence run N 36° 45' 35" W along said margin of said Road number 447 a distance of 65.76' to a rebar corner; Thence run S 46° 49' 45" W a distance of 118.18' to a set rebar corner on the easterly margin of a dirt surfaced roadway; Thence run S 05° 28' 51" W a distance of 70.50' to a set rebar corner; Thence run S 89° 38' 22" E a distance of 132.03' to a corner; Thence run N 00° 08' 43" E a distance of 99.18' to the point of beginning, containing 0.34 of an acre.

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