

DEED RE-RECORDED TO REFLECT THE CORRECT LEGAL DESCRIPTION, ATTACHED HERETO AS EXHIBIT B, OF THE REAL PROPERTY LOCATED AT 515 SALSER LANE, COLUMBIANA, AL 35051

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 )



20150922000332120 1/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/22/2015 12:03:49 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**

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(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**

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(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.



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

  
20150721000247590 2/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/21/2015 12:09:46 PM FILED/CERT

  
NOTARY PUBLIC

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


  
20150922000332120 2/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/22/2015 12:03:49 PM FILED/CERT

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' 43" 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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 Shelby Cnty Judge of Probate, AL  
 07/21/2015 12:08:46 PM FILED/CERT

Exhibit B

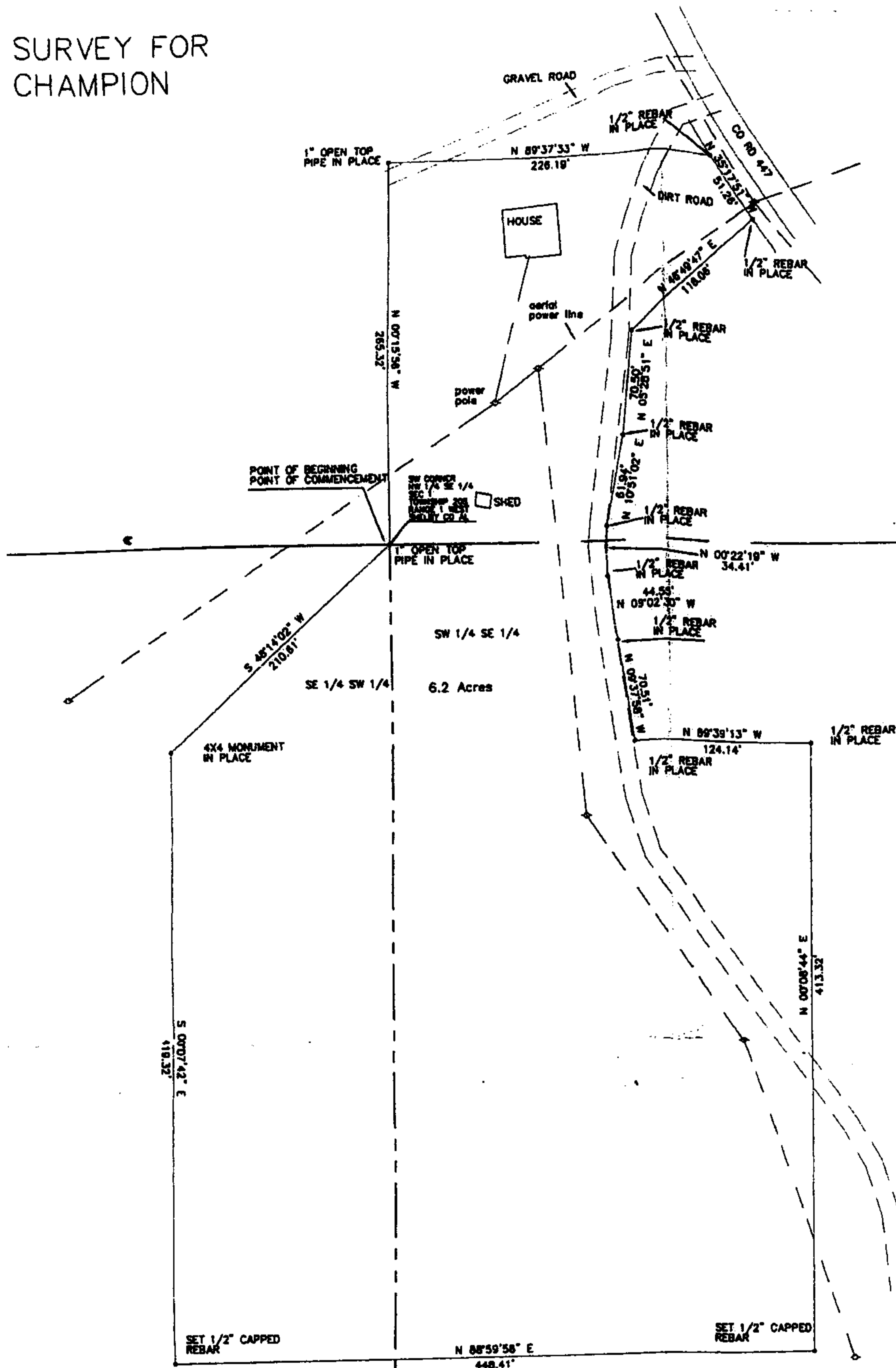
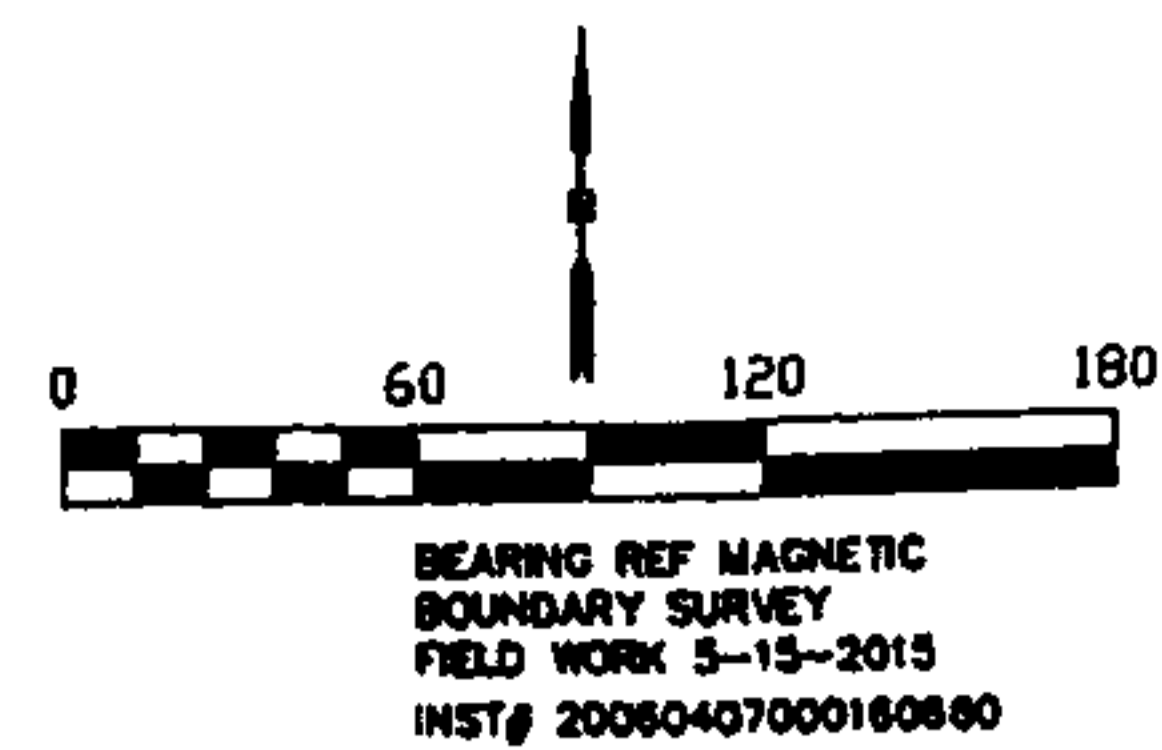
Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 45° 14' 02" West for a distance of 210.61 feet to a 4" x 4" monument in place; thence proceed South 00° 07' 42" East for a distance of 419.32 feet (set 1/2" rebar); thence proceed North 88° 59' 58" East for a distance of 448.41 feet (set 1/2" rebar); thence proceed North 00° 08' 44" East for a distance of 413.32 feet to a 1/2" rebar in place; thence proceed North 89° 39' 13" West for a distance of 124.14 feet to a 1/2" rebar in place; thence proceed North 09° 37' 58" West for a distance of 70.51 feet to a 1/2" rebar in place; thence proceed North 08° 02' 30" West for a distance of 44.55 feet to a 1/2" rebar in place; thence proceed North 00° 22' 19" West for a distance of 34.41 feet to a 1/2" rebar in place; thence proceed North 10° 51' 02" East for a distance of 61.94 feet to a 1/2" rebar in place; thence proceed North 05° 28' 51" East for a distance of 70.50 feet to a 1/2" rebar in place; thence proceed North 45° 49' 47" East for a distance of 118.06 feet to a 1/2" rebar in place, said point being located on the Westerly right-of-way of Shelby County Road No. 447; thence proceed North 35° 17' 51" West along the Westerly right-of-way of said road for a distance of 51.26 feet to a 1/2" rebar in place; thence proceed North 89° 37' 33" West for a distance of 228.19 feet to a 1" open top pipe in place, said point being located on the West boundary of said quarter-quarter section; thence proceed South 00° 15' 58" East along the West boundary of said quarter-quarter section for a distance of 285.32 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama and contains 6.2 acres.



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# SURVEY FOR CHAMPION



STATE OF ALABAMA  
SHELBY COUNTY

I, James M. Roy, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plot (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 45° 14' 02" West for a distance of 210.61 feet to a 4"x4" monument in place; thence proceed South 00° 07' 42" East for a distance of 419.32 feet (set 1/2" rebar); thence proceed North 88° 59' 58" East for a distance of 448.41 feet (set 1/2" rebar); thence proceed North 00° 08' 44" East for a distance of 413.32 feet to a 1/2" rebar in place; thence proceed North 88° 39' 13" West for a distance of 124.14 feet to a 1/2" rebar in place; thence proceed North 09° 37' 58" West for a distance of 70.51 feet to a 1/2" rebar in place; thence proceed North 09° 02' 30" West for a distance of 44.55 feet to a 1/2" rebar in place; thence proceed North 00° 22' 19" West for a distance of 34.41 feet to a 1/2" rebar in place; thence proceed North 10° 51' 02" East for a distance of 61.94 feet to a 1/2" rebar in place; thence proceed North 05° 28' 51" East for a distance of 70.50 feet to a 1/2" rebar in place; thence proceed North 48° 49' 47" East for a distance of 118.06 feet to a 1/2" rebar in place, said point being located on the Westerly right-of-way of Shelby County Road No. 447; thence proceed North 35° 17' 51" West along the Westerly right-of-way of said road for a distance of 51.26 feet to a 1/2" rebar in place; thence proceed North 88° 37' 33" West for a distance of 226.19 feet to a 1" open top pipe in place, said point being located on the West boundary of said quarter-quarter section; thence proceed South 00° 15' 58" East along the West boundary of said quarter-quarter section for a distance of 285.32 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama and contains 6.2 acres.

According to this survey this the 15th day of May, 2015.

*[Signature]*  
James M. Roy, Ala. Reg. No. 18383  
Roy and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers. This survey is not transferable and may only be used by the person/company that pays for it at time of survey.

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RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1103 SYLACAUGA, ALABAMA 35159	TEL. NO. (256) 245-3243 FAX NO. (256) 245-3282
DRAWN BY: JHR	FILE: CHAMPION
BOUNDARY SURVEY	SCALE: 1" = 60'