



20151026000371610 1/5 \$140.00
Shelby Cnty Judge of Probate, AL
10/26/2015 11:01:11 AM FILED/CERT

This instrument was prepared by:

Jonathan M. Arnold
2100 First Avenue North
Suite 300
Birmingham, Alabama 35203

Grantee's address:

15 Rich Drive
Chelsea, Alabama 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/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Tierce Gordon Champion, a married man, and Betty Osborne Champion, a married woman (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Tierce Gordon Champion and wife, Betty Osborne 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, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3 of the Champion Family Subdivision, as recorded in Map Book 45, page 30, in the office of the Judge of Probate of Shelby County, Alabama.

The above described property is the homestead of GRANTOR and his or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever.

Shelby County, AL 10/26/2015
State of Alabama
Deed Tax: \$114.00



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And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
 this the 9 day of 10-15, _____.

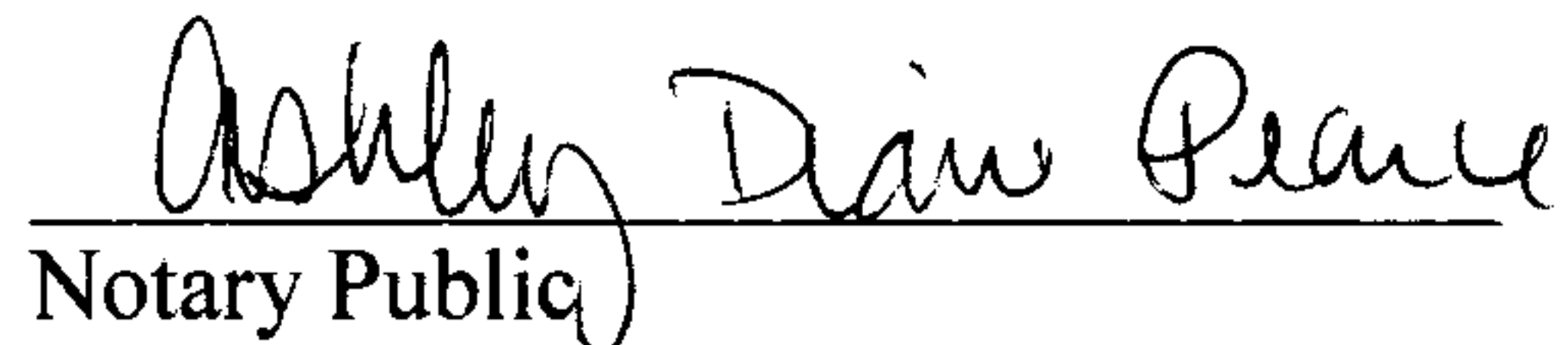

 Tierce Gordon Champion

STATE OF ALABAMA)
 SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tierce Gordon Champion, 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, he executed the same voluntarily on the day the same bears date.

205. Given under my hand and official seal this the 9th day of October, _____.


 Notary Public



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Betty O. Champion
Betty Osborne Champion

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Osborne Champion, 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.

2015. Given under my hand and official seal this the 9th day of October,

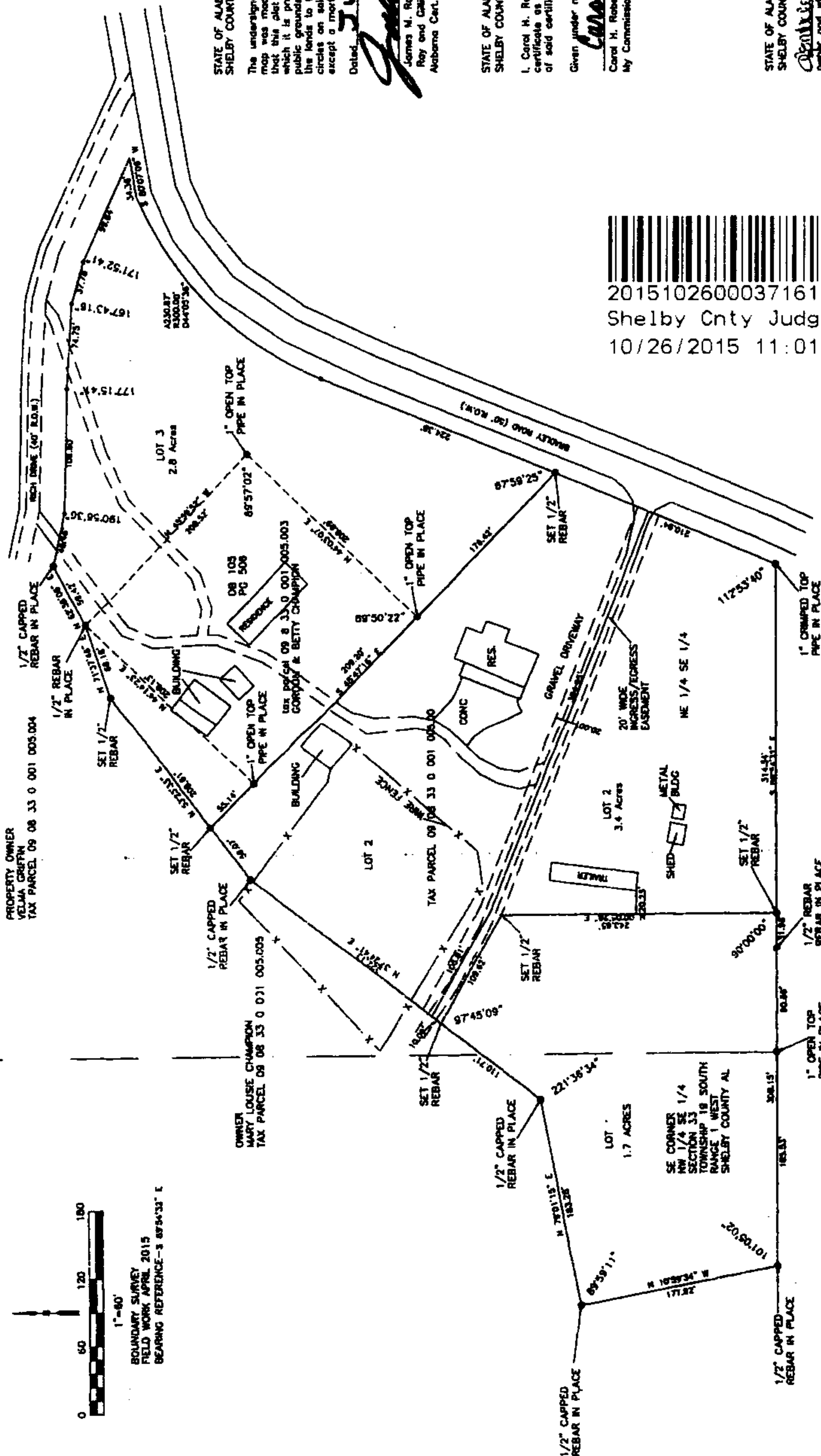
Adrianne Pearce
Notary Public

Notary Public - Alabama State At Large
My Commission Expires
August 2017
Bonded Thru Notary Public Underwriters

Map Book 45 Page 30

CHAMPION FAMILY SUBDIVISION

PROPERTY LOCATED
NW 1/4 SE 1/4
SECTION 33
TOWNSHIP 19 SOUTH
RANGE 1 WEST
SHELBY COUNTY AL



STATE OF ALABAMA
SHELBY COUNTY

The undersigned James M. Ray, Registered Land Surveyor, State of Alabama, and JORDAN TERCE CHAMPION, owner hereby certify that this plan or map was made pursuant to a survey made by said surveyor and that said survey and this plan or map were made at the instance of said owner; that this plan or map is a true and correct map of the lands shown therein and known as CHAMPION FAMILY SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, and public grounds; giving the bearings, length, width and name of each street, alley, or public ground shown thereon; and that the number of acres in each lot is as shown on this plan or map; and that the owner of said lands and the owner of said plan or map, said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee, First United Security Bank

Dated July 28, 2015

James M. Ray
James M. Ray, Reg. No. 18383
Ray and Company, P.C.
Alabama Cert. No. CA-0114-LS

Jordan Terce Champion
JORDAN TERCE CHAMPION DATE

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts as Notary Public in and for said County and State, do hereby certify that James M. Ray, whose name is signed to the foregoing certificate as a surveyor, of whom who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 28 day of July, 2015

Carol H. Roberts
Carol H. Roberts
My Commission Expires: 8-10-2015

STATE OF ALABAMA
SHELBY COUNTY

I, *Jordan Terce Champion*, as Notary Public in and for said County and State, do hereby certify JORDAN TERCE CHAMPION whose name is signed to some as buyer and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such individual (or in any other capacities) with full authority thereof.

Given under my hand and seal this 28 day of July, 2015

Jordan Terce Champion
My Commission Expires: 7-19-2017

STATE OF ALABAMA
SHELBY COUNTY

I, _____ as Notary Public in and for said County and State, do hereby certify that _____ whose name is signed to some as mortgagee, and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such individual (or in any other capacities) with full authority thereof.

Given under my hand and seal this _____ day of _____, 2015.

Notary Public My Commission Expires: _____

STATE OF ALABAMA
SHELBY COUNTY

BE IT RESOLVED, by the City of Chelsea Commission that the assent of the body is, and the same hereby is given to the dedication of the streets, alleys, and public grounds as shown on a plat or map of CHAMPION FAMILY SUBDIVISION which said plat or map is certified to have been made by James M. Ray, as surveyor, at the instance of Jordan Terce Champion by its Owner, as owner and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of the Board, signed by county Clerk, of even date herewith.

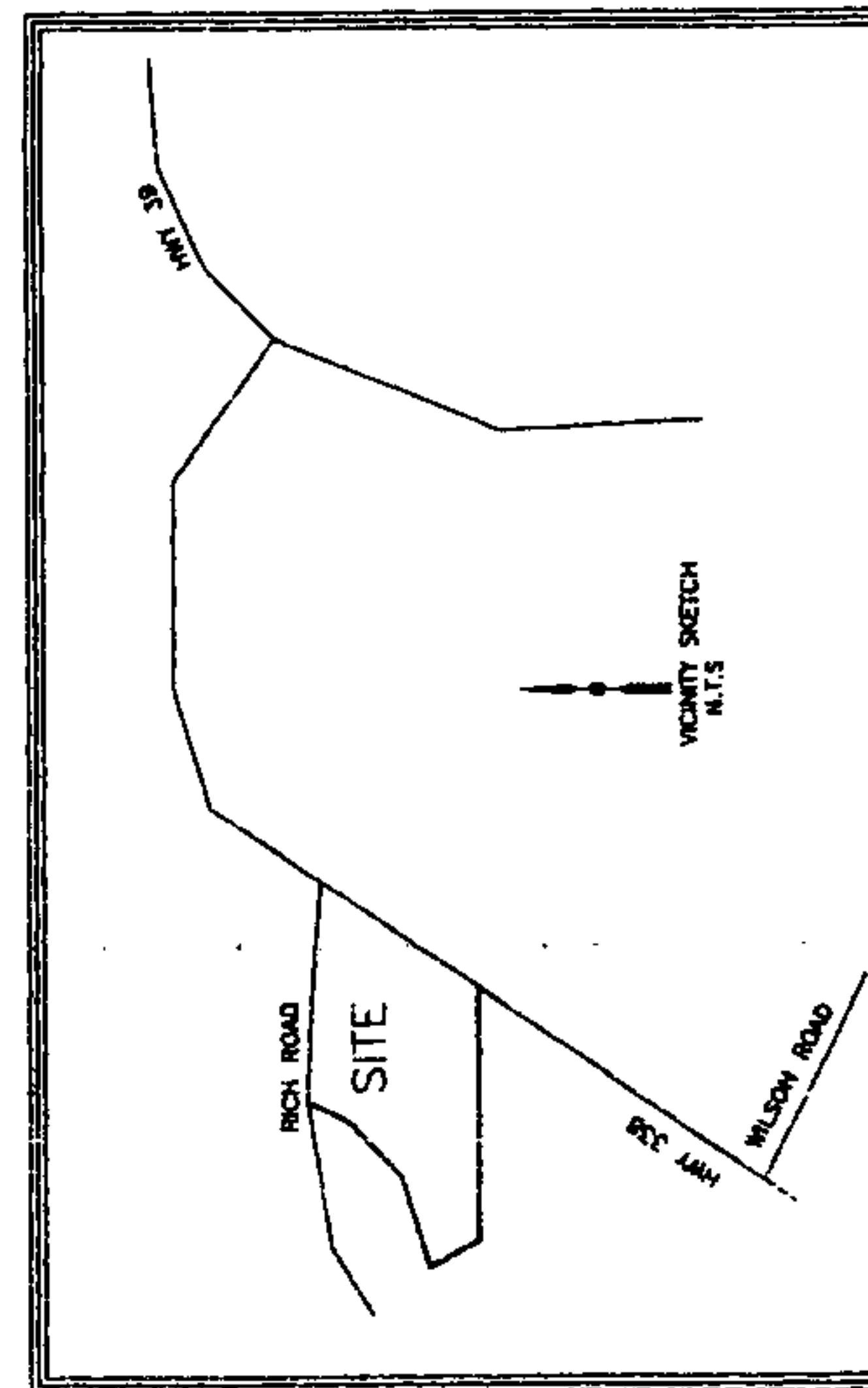
Buckley C. Spivey
City of Chelsea, Mayor
Date 7/28/15

Carol H. Roberts
City of Chelsea, Mayor
City of Chelsea, Commission
City of Chelsea, Planning Commission
City of Chelsea, District Five
City of Chelsea, District Six
City of Chelsea, District Seven



RAY & GILLIAND, P.C.	122 NORTH CALHOUN STREET	MOBILE, AL 36684
	P.O. BOX 143	MOBILE, AL 36684
	ST. AUGUSTINE, ALABAMA 36580	FREE CHAMPION
	DRUM 87, 4th	SCALE: 1" = 40'

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All easements on this map are for public utilities, and may be used for such purposes to serve the property both within and without the subdivision. Chelsea is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

a. Contractor and/or developer are responsible for providing building sites free of drainage problems.

b. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the CHELSEA Planning Commission.

c. Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit.

d. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Map (Panel Number 0111700234E), dated FEBRUARY 20, 2013.

e. Any construction or encroachment in a designated flood plain must comply with the City of Chelsea Flood Damage Prevention Ordinance.

f. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

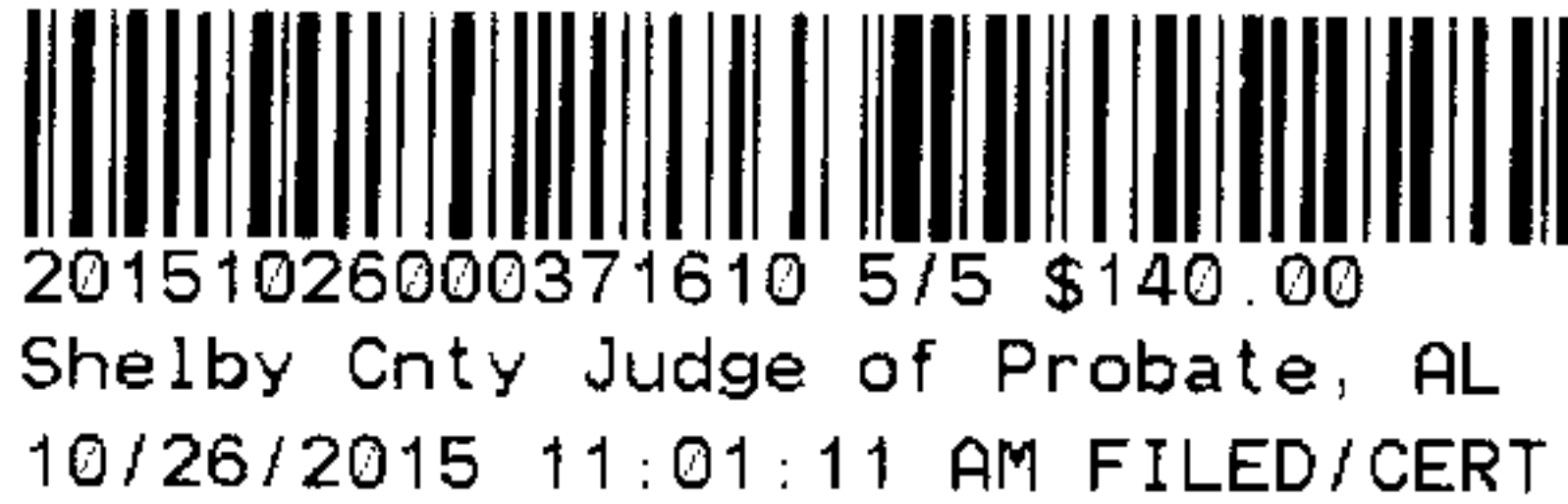
g. THE CITY OF CHELSEA is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

Real Estate Sales Validation Form

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

Grantor's Name Tierre Champion
Mailing Address _____

Grantee's Name Betty Champion
Mailing Address _____



Property Address 15 Rich Drive
09-8-33-0-001-005.003

Date of Sale 10/9/15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 113,900.

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) ^{1/2 =}
☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax office
☐ Closing Statement

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 available.

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 10/26/15

Print David Champion

☒ Unattested [Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one