

Reli Settlement Solutions, LLC
1595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

Send tax notice to:

BHM1600186

Katie A. Champion

551 Forest Lakes Dr.

Sterrett, AL 35147

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

20160509000155930

05/09/2016 01:03:44 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)** in hand paid to the undersigned, **Clinton T. Champion, an unmarried man** (hereinafter referred to as "Grantor"), by **Katie A. Champion** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 205, according to the Map and Survey of Forest Lakes Sector 3, Phase I, as recorded in Map Book 30, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

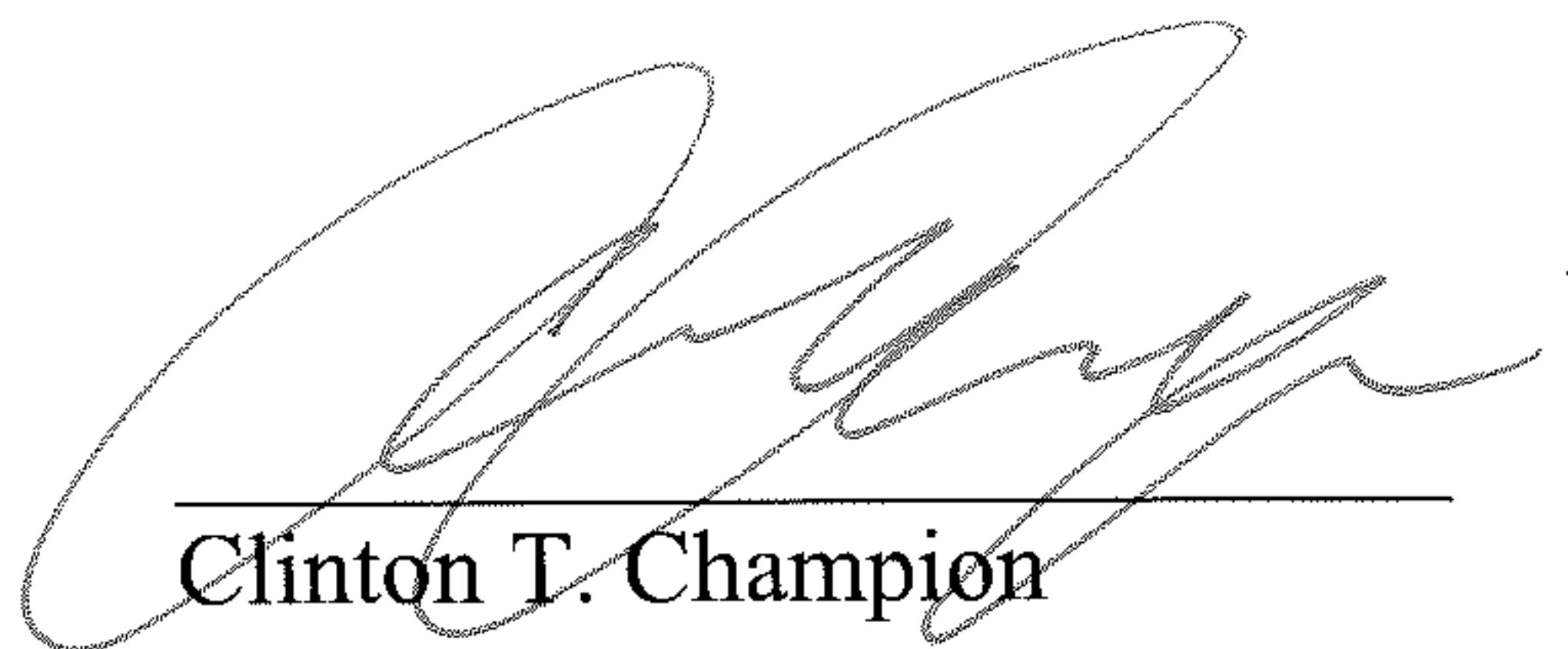
MINING AND MINERAL RIGHTS EXCEPTED.

**\$137,464.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 6th day of May, 2016.


Clinton T. Champion

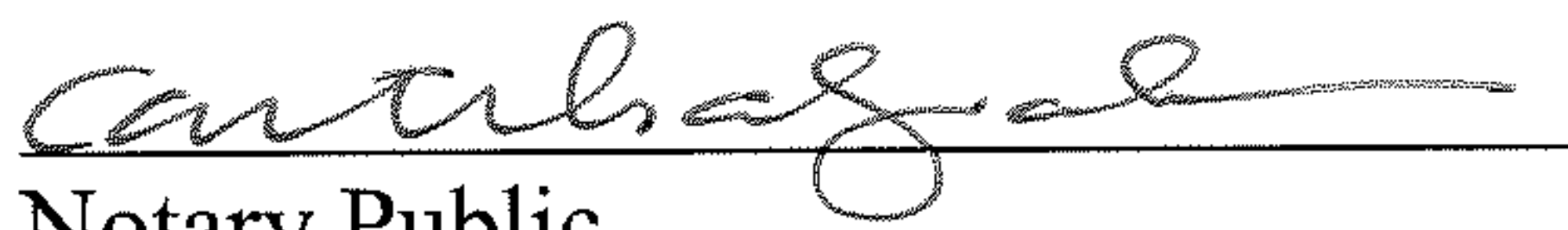
20160509000155930 05/09/2016 01:03:44 PM DEEDS 2/3

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clinton T. Champion, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 6th day of May, 2016.

(Notary Seal)


Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APRIL 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name Clinton T. Champion
Mailing Address 2895 Acton Rd., Apt. H
Birmingham, AL 35243

Grantee's Name Kathleen Ann Champion
Mailing Address 551 Forest Lakes Dr.
Sterrett, AL 35147

Property Address 551 Forest Lakes Dr.
Sterrett, AL 35147

Date of Sale _____
Total Purchase Price \$ 140,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

20160509000155930 05/09/2016 01:03:44
PM DEEDS 3/3

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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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 05/06/16

Print Caitlin Graham

Unattested _____

Sign Caitlin Graham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2016 01:03:44 PM
\$23.00 CHERRY
20160509000155930

[Signature]

Form RT-1