

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243
Send tax notice to:

Gregg Lee Champion and Linda Stanley Champion
3401 Crossings Glen
Birmingham, AL 35242
BHM1700151

20170331000110380
03/31/2017 04:10:43 PM
DEEDS 1/2

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Eighteen Thousand and 00/100 Dollars (\$418,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James C. Moon and Nena T. Moon, Trustees, under the Moon Living Trust, dated June 18, 2013**, whose mailing address is 1875 Rockwood Rd., Vestavia, AL 35216 (hereinafter referred to as "Grantors"), by **Gregg Lee Champion and Linda Stanley Champion** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 136, according to the Survey of Caldwell Crossings, Phase Three, 2nd Sector, as recorded in Map Book 31, Page 32, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$334,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors James C. Moon and Nena T. Moon, Trustees, under the Moon Living Trust, dated June 18, 2013 have hereunto set their signatures and seals on March 31, 2017.


James C. Moon, Trustee

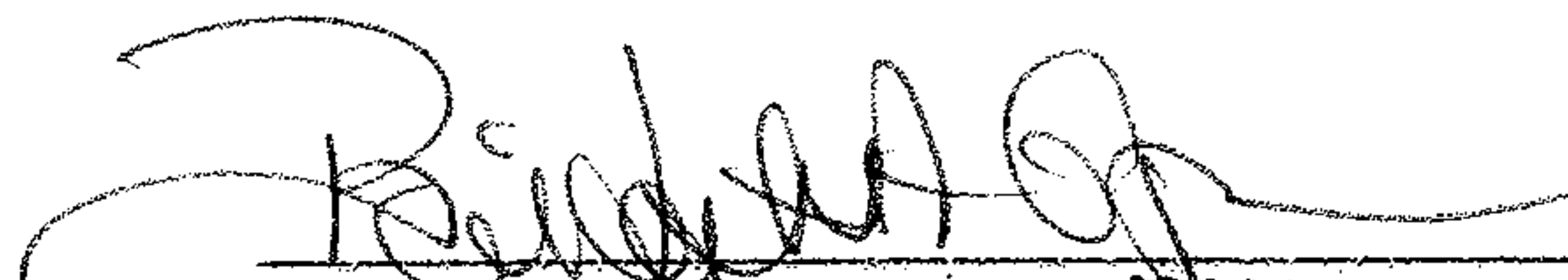

Nena T. Moon, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

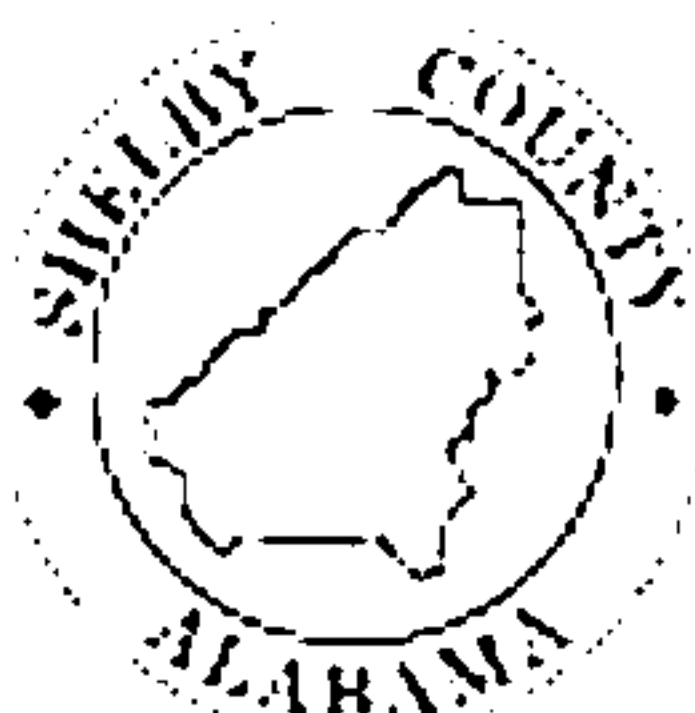
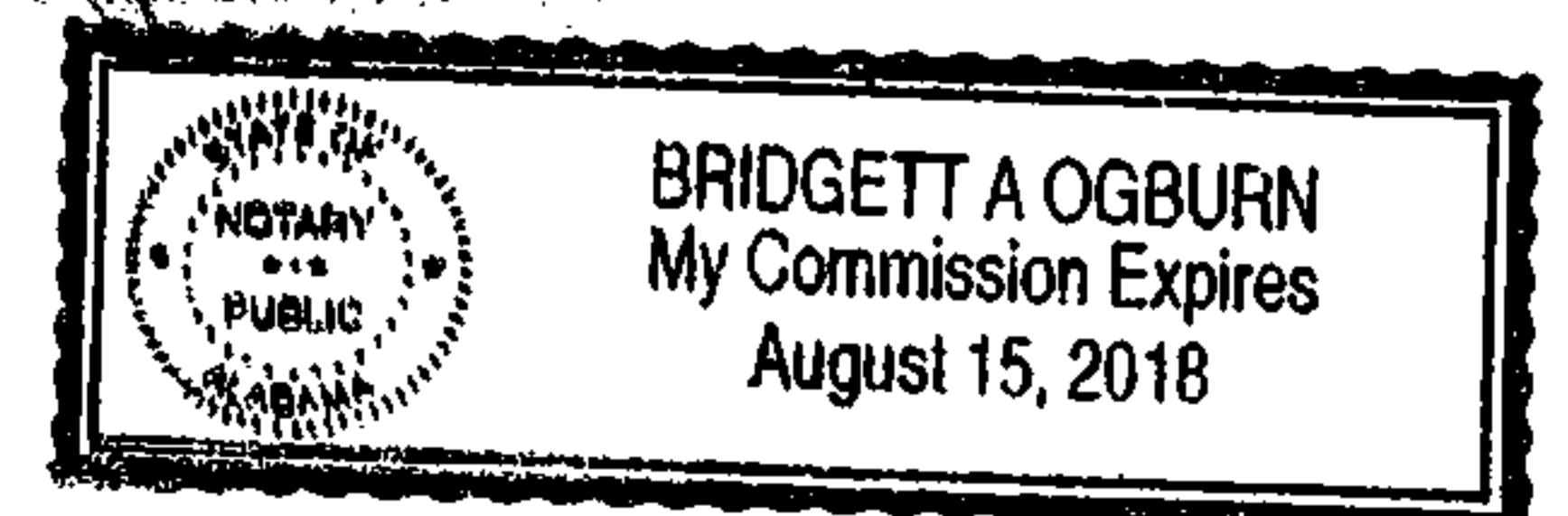
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Moon and Nena T. Moon, Trustees, under the Moon Living Trust, dated June 18, 2013, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2017.

(NOTARIAL SEAL)


Notary Public

Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/31/2017 04:10:43 PM
\$102.00 JESSICA
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