


**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

South Co.
120 Highway 101
Sterrett, Al 35147

Shelby County, AL 09/22/2017
State of Alabama
Deed Tax: \$18.00

MAIL TAX STATEMENTS TO:

South Co. or Dwight Morris
120 Highway 101
Sterrett, Al 35147


20170922000346560 1/6 \$49.00
Shelby Cnty Judge of Probate, AL
09/22/2017 02:07:12 PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 22 day of Sept, 2017, between Sandra L Champion, a married person, whose address is 4053 Westover Road, Westover, Alabama 35147, Lou Ann Tennyson, a single person, whose address is 4075 Westover Road, Westover, Alabama 35147, and Pete Tennyson, a single person, whose address is 85 7th Retreat, Eclectic, Alabama 36024 ("Grantors"), and South Co., whose address is 120 Highway 101, Sterrett, Alabama 35147 ("Grantee").

For and in consideration of the sum of \$18,000.00 the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell and Convey with general warranty covenants to Grantee, the property located in Shelby County, Alabama as described as:

BEG SW COR OF NE1/4 OF NW1/4 S29 T19S R1E N400 TO POB N300 E164 S300 W164 TO POB

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Parcel ID Number: 89-9-29-0-001-021-000

IN WITNESS WHEREOF the Grantors have executed this deed on the 22 day of September, 20 17.

Sold AS IS

9-22-17
Date

Sandra L. Champion
Sandra L Champion, Grantor

9-22-17
Date

Lou Ann Tennyson
Lou Ann Tennyson, Grantor

9/22/17
Date


Pete Tennyson
Pete Tennyson, Grantor

The State of Alabama
Shelby County

I, Jessica L. Holland, hereby certify that Sandra Champion Lou Ann Tennyson
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me Pete Tennyson
on this day that, being informed of the contents of the conveyance, they executed the same voluntarily
on the day the same bears date. Given under my hand this 22 day of
September, 20 17.

Jessica L. Holland
Notary Public

My Commission expires: 4/22/18


20170922000346560 2/6 \$49.00
Shelby Cnty Judge of Probate, AL
09/22/2017 02:07:12 PM FILED/CERT

IN WITNESS WHEREOF the Grantee has executed this deed on the 22 day of September, 2017.

9/22/17
Date


South Co or Dwight Morris

The State of Alabama
Shelby County

I, Jessica L. Holland, hereby certify that Dwight Morris
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, they executed the same voluntarily
on the day the same bears date. Given under my hand this 22 day of
September, 2017.

Jessica L. Holland
Notary Public

My Commission expires: 4/22/18


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Date: 09-20-2017

Shelby County, AL Property Record Information

Page: 1

PIN#: 08 9 29 0 001 021.000

Assessment Year: 2015

T19S R01E Sec29

Owner Name

TENNYSON MAVIS

Owner Name

C/O SANDRA CHAMPION

Address

4053 WESTOVER RD

Address

City, State Zip

WESTOVER, AL 35147

Site Information

Subdivision Name

Block: 000

Lot Dimension 1: 0

Municipality: Westover

Primary Lot:

Map Book: 0

Lot Dimension 2: 160

Secondary Lot:

Map Page: 0

Acres: 1.12

Description

BEG SW COR OF NE1/4 OF NW1/4 S29 T19S R1E N400 TO POB N300 E164 S300 W164 TO POB

Remarks

DB 284 PG 546;PER JSD (2002)

Document Links

No Document Links

20170922000346560 5/6 \$49.00
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Real Estate Sales Validation Form

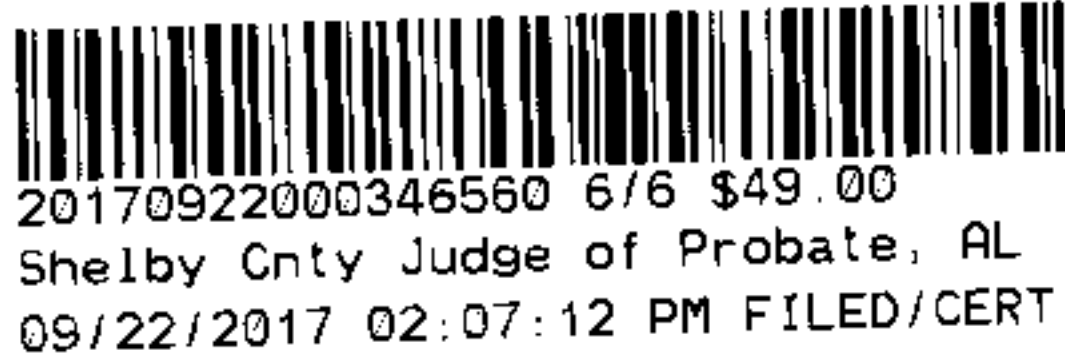
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pete Tennyson
Mailing Address 85 1st Realcat
Electric AL 36024

Grantee's Name South CO
Mailing Address PO Box 298
Chalsea, AL
35043

Property Address 120 Hwy 101
Westover AL 35747

Date of Sale 3-28-17
Total Purchase Price \$ 18000



or
Actual Value \$
or
Assessor's Market Value \$

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
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other

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 9-22-17

Print Pete Tennyson

Unattested

(verified by)

Sign Pete Tennyson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1