20180301000067160 03/01/2018 03:43:40 PM CORDEED 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Champion Properties, LLC 1005 Lakeshore Circle Birmingham, AL 35244

This deed is being prepared to correct that Quitclaim Deed dated January 10, 2010, and recorded January 22, 2010, in Instrument #20100122000022170, wherein the legal description and notary acknowledgment were incomplete.

| STATE OF ALABAMA |) | CORRECTIVE WARRANTY DEED | |
|------------------|-----|--------------------------|--|
| COUNTY OF SHELBY | • • | | |

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **DONALD LATHEM**, **JR.**, a married man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CHAMPION PROPERTIES**, **LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the Survey of Fernwood Second Sector, as recorded in Map Book 5, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

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| | IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 28th day of February, 2018. MNG. MGR., |
|---|---|
| | DONALD LATHEM, JR. |
| | STATE OF ALABAMA) COUNTY OF JEFFERSON) |
| | I, the undersigned, a Notary Public, in and for said County and State, hereby certify that DONALD LATHEM , JR., who 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 instrument, he executed the same voluntarily on the day the same bears date. |
| | IN WKINESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2018 |
| - | My commission expires: MALCOLM S. MCLEOD My Commission Expires Public August 15, 2018 |

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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 | DONALD LATHEM, JR. | Grantee's Name CHAMPION PROPERTIES, LLC |
|--|--|---|
| Mailing Address | | Mailing Address |
| Property Address | 514 NAVAJO CIRCLE ALABASTER, AL 35007 | Date of Sale February 28, 2018 |
| | ALADAS I LIN, AL 33007 | Total Purchase Price\$ |
| | | ΟΓ Λαθικα ΙΝ/αθικα Φ |
| | | Actual Value <u>\$</u> or |
| | • | Assessor's Market Value \$131,100.00 |
| • | e or actual value claimed on this form of documentary evidence is not requi | can be verified in the following documentary evidence: (check ired) |
| Bill of Sale | | Appraisal |
| Sales Contrac | | X Other Corrective Deed |
| Closing State | ment | |
| If the conveyance of this form is not r | • | contains all of the required information referenced above, the filing |
| | | nstructions |
| Grantor's name an current mailing add | · | e of the person or persons conveying interest to property and their |
| Grantee's name ar conveyed. | nd mailing address - provide the name | e of the person or persons to whom interest to property is being |
| • • | the physical address of the property erty was conveyed. | being conveyed, if available. Date of Sale - the date on which |
| Total purchase prid the instrument offe | | chase of the property, both real and personal, being conveyed by |
| | for record. This may be evidenced by | value of the property, both real and personal, being conveyed by the yan appraisal conducted by a licensed appraiser or the assessor's |
| valuation, of the pr | operty as determined by the local offi | ed, the current estimate of fair market value, excluding current use icial charged with the responsibility of valuing property for property lized pursuant to <u>Code of Alabama 1975</u> § 40-22-1(h). |
| further understand | | information contained in this document is true and accurate. In this form may result in the imposition of the penalty indicated in |
| | | |
| Date February 2 | <u>8, 2018</u> | Print Malcolm S. McLeod |
| Unattested | | Sign Makolu S. Wascal III |
| | (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 03/01/2018 03:43:40 PM S21.00 CHERRY

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