20180302000067310 03/02/2018 08:16:11 AM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to:
Thomas Andrew Kuehner & Jessica L. Kuehner
514 Navajo Circle
Alabaster, AL 35007

STATE OF ALABAMA)) JOINT SURVIVORSHIP WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Donald Nickerson Lathem, Jr., Managing Member of CHAMPION PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **THOMAS ANDREW KUEHNER and JESSICA L. KUEHNER** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, 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.

\$142,373.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

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 Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their 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 its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 28th day of
February, 2018

CHAMPION PROPERTIES, LLC

By: Donald Nickerson Lathem, Jr.
Its: Managing Member

STATE OF ALABAMA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that DONALD NICKERSON LATHEM, JR., Managing Member of CHAMPION PROPERTIES, LLC, an Alabama limited liability company, 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 instrument, he, as said Managing Member, and with full authority, executed the same voluntarily on behalf of the company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2018.

NOTARY PUBLIC

My commission expires:

COUNTY OF JEFFERSON

MALCOLM S. MCLEOD
My Commission Expires
August 15, 2018

Real Estate Sales Validation Form

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

CHAMPION PROPERTIES, LLC	Grantee's Nam	THOMAS ANDREW KUEHNER eand JESSICA L. KUEHNER
 	Mailing Addres	s514 NAVAJO CIRCLE ALABASTER, AL 35007
	Date of Sal	e <u>February 28, 2018</u>
03/02/2018 08:16:11 AM DI	Total Purchase Prictor Or Actual Value EEDS 3/3 or Assessor's Market Value	\$
		ng documentary evidence: (check
	Appraisal Other	
•	ntains all of the required info	ormation referenced above, the filing
]ns	structions	
•	of the person or persons cor	nveying interest to property and their
· -	eing conveyed, if available. I	Date of Sale - the date on which
•	ase of the property, both rea	al and personal, being conveyed by
or record. This may be evidenced by a	• • • • • • • • • • • • • • • • • • •	
perty as determined by the local officia	al charged with the respons	ibility of valuing property for property
that any false statements claimed on the		
3, 2018	Print <u>Malcolm S. McLe</u>	eod
The state of the s	514 NAVAJO CIRCLE ALABASTER, AL 35007 514 NAVAJO CIRCLE ALABASTER, AL 35007 0 03/02/2018 08:16:11 AM DI or actual value claimed on this form of documentary evidence is not required. Institute of mailing address - provide the name of ress. d mailing address - provide the name of the physical address of the property beaty was conveyed. e - the total amount paid for the purchast of record. property is not being sold, the true value for record. This may be evidenced by a feel and the value must be determined, perty as determined by the local officience as determined by the local officience as determined and belief that the in	514 NAVAJO CIRCLE ALABASTER, AL 35007 514 NAVAJO CIRCLE ALABASTER, AL 35007 Total Purchase Pricor Actual Value 0 03/02/2018 08:16:11 AM DEEDS 3/3 or Assessor's Market Value or actual value claimed on this form can be verified in the following documentary evidence is not required) Appraisal Other Comment presented for recordation contains all of the required inference and the person or persons corress. Instructions Instruction



County Clerk Shelby County, AL 03/02/2018 08:16:11 AM S24.00 CHERRY 20180302000067310

Filed and Recorded

Official Public Records

Judge James W. Fuhrmeister, Probate Judge,