

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Joshua Ryan York
3060 Riverwood Terrace
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Sarrah Eleonore Champagne, a single person, whose mailing address is:

4451 20th Street Northport AL 35476

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joshua Ryan York, whose mailing address is: 3060 Riverwood Terrace, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3060 Riverwood Terrace, Birmingham, AL 35242** to-wit:

Lot A, Block 11, according tot he Amended Map of Riverwood, 7th Sector, as recorded in Map Book 9, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$152,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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04/16/2020 10:29:43 AM
DEEDS 1/2

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 13 day of April, 2020.

Sarah Eleonore Champagne
Sarrah Eleonore Champagne

State of Alabama

County of Jefferson

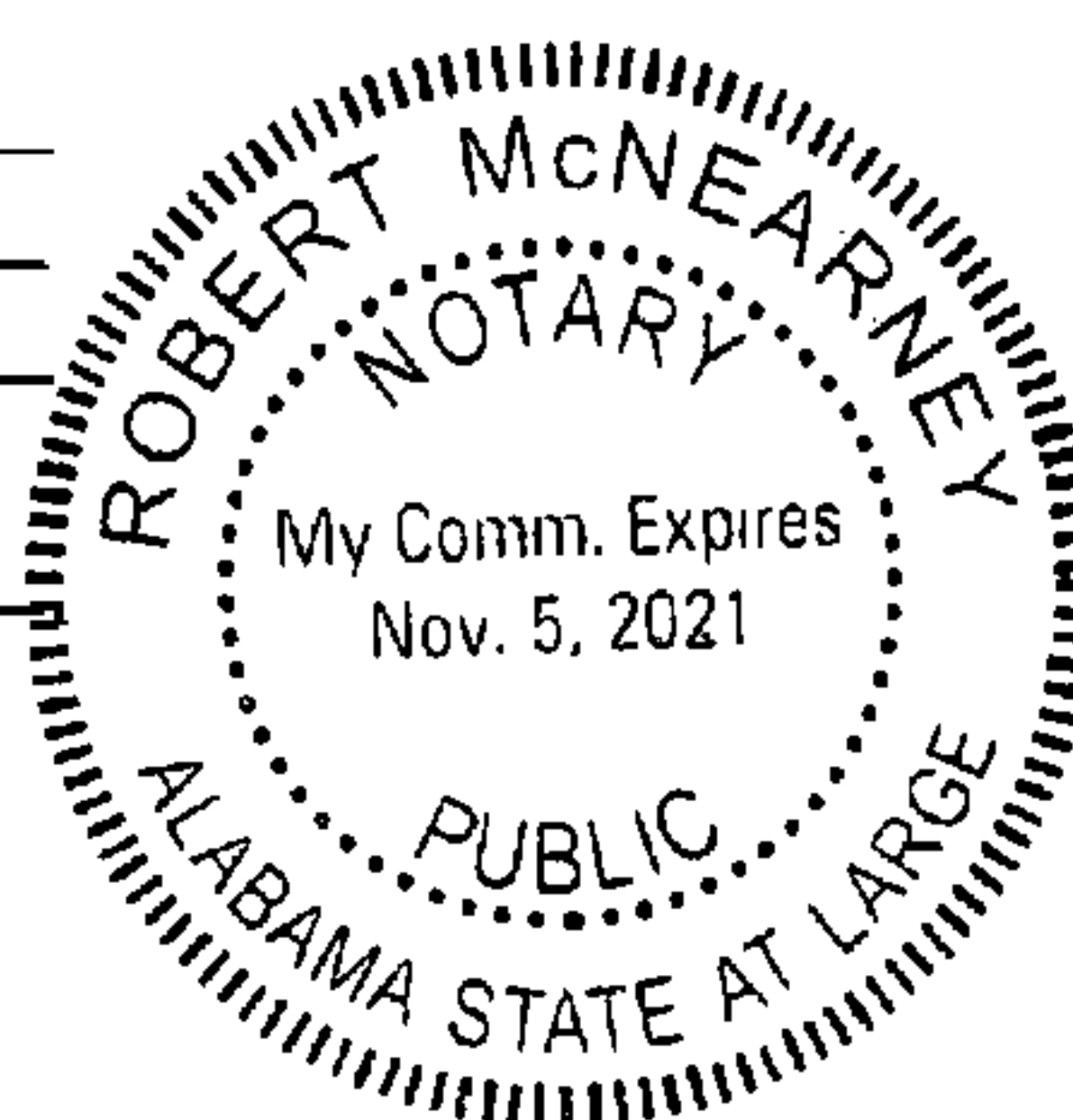
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sarrah Eleonore Champagne, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of April, 2020.

[Signature]
Notary Public, State of _____

Printed Name of Notary _____

My Commission Expires: _____



20200416000148660 04/16/2020 10:29:43 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2020 10:29:43 AM
\$33.00 JESSICA
20200416000148660

Alli S. Beyl