

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Jeff Champion
3981 Westover Rd
Westover AL 35147

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20200723000308010
07/23/2020 09:13:26 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Denice Reeves**, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Jeff Champion and Shelly Champion** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Parcel 1

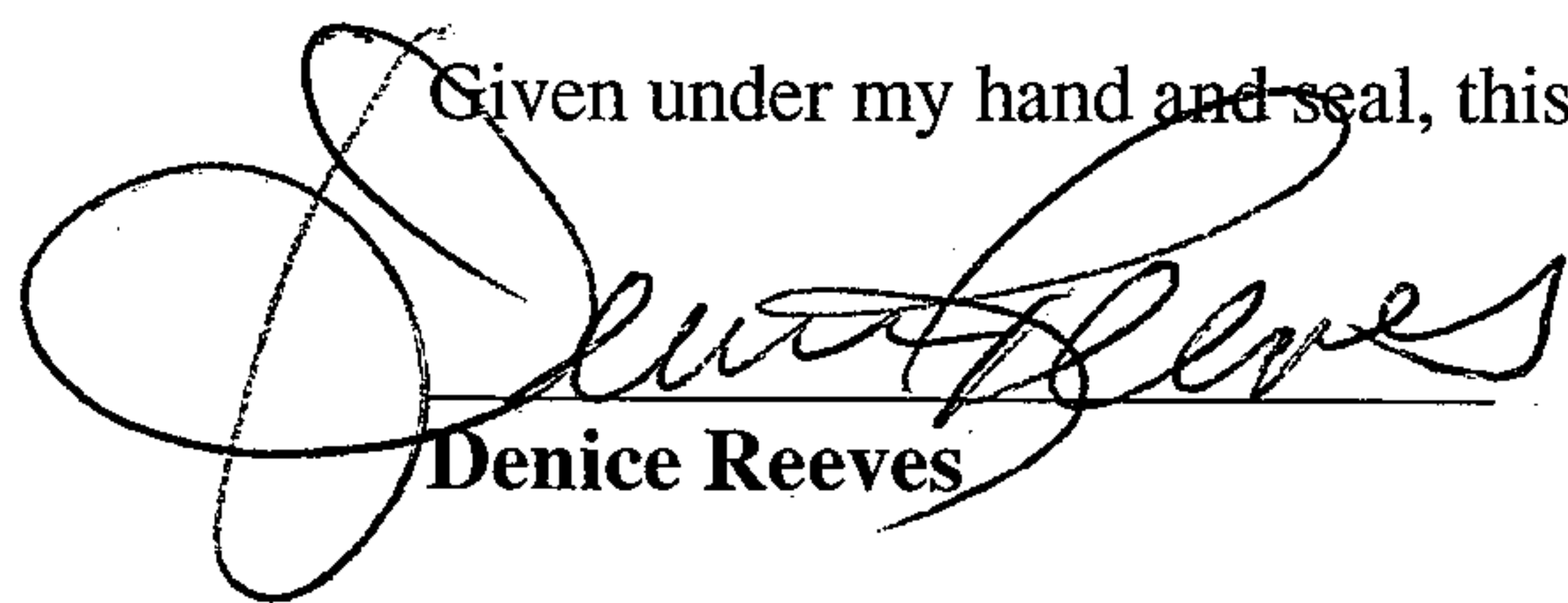
Commence at the NW Corner of the NE ¼ of the NW ¼ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence S02°06'08"W for a distance of 166.98'; thence S02°08'25"W for a distance of 149.94' to the POINT OF BEGINNING; thence N81°35'54" W for a distance of 20.18'; thence S89°52'10"W for a distance of 4.31'; thence N33°28'50"E for a distance of 172.04'; thence S25°45'12"W for a distance of 162.58' to the POINT OF BEGINNING.

The above described property constitutes no part of the homestead of the Grantor or their spouses, if any.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

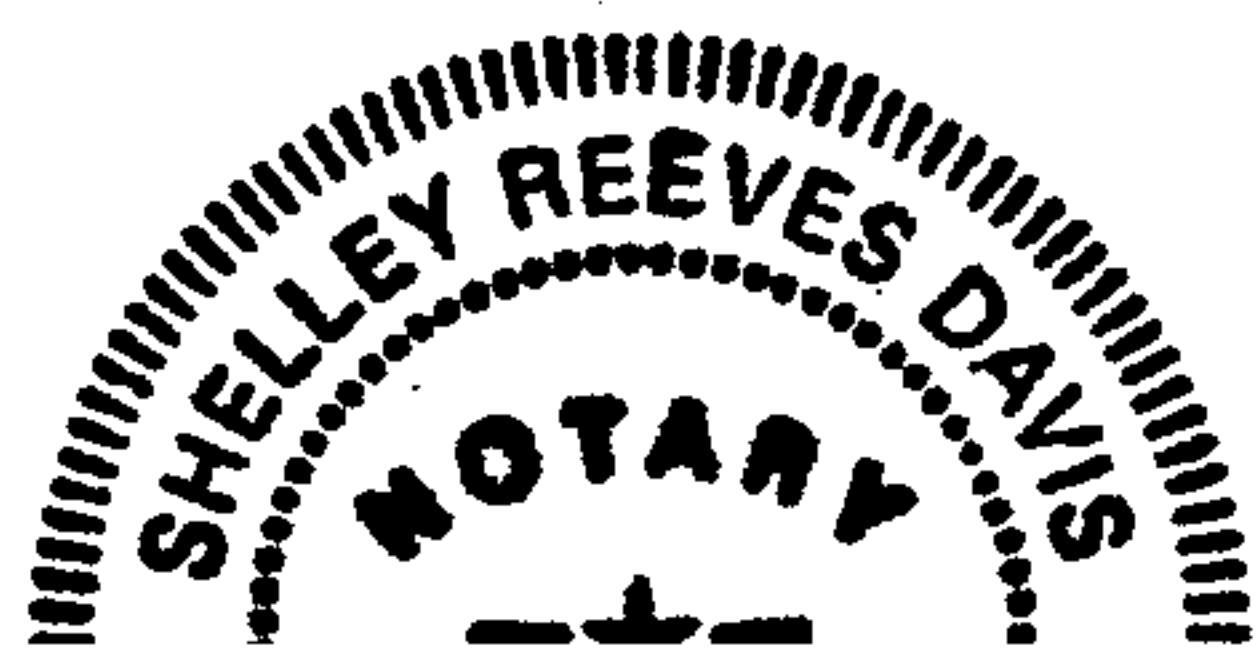
Given under my hand and seal, this 21st day of July, 2020.

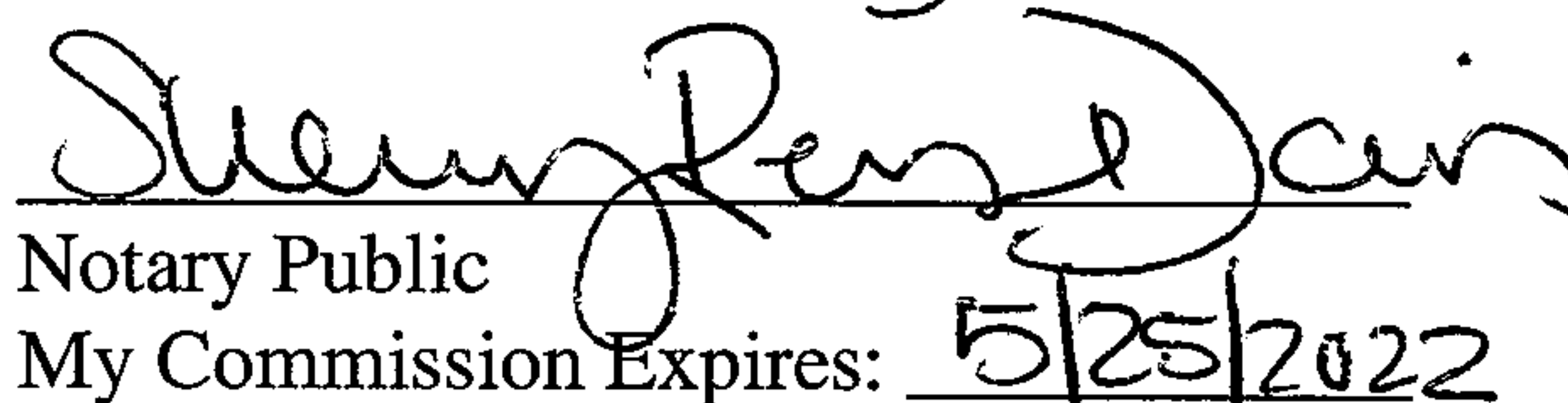

Denice Reeves

STATE OF ALABAMA
COUNTY OF SHELBY

I Shelley Reeves Davis the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Denice Reeves**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 2020.




Notary Public
My Commission Expires: 5/25/2022

Real Estate Sales Validation Form

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

Grantor's Name Denice Reeves
 Mailing Address 131 Arrowhead Rd
Opelika, AL 35054

Grantee's Name Jeff Champion
 Mailing Address 3981 Westover Rd
Westover AL
35147

Property Address 4025 Westover Rd
Westover, AL 35147

Date of Sale 7.21.2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 5000.00

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 tax value

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 21st day of July 2020

Print Denice Reeves

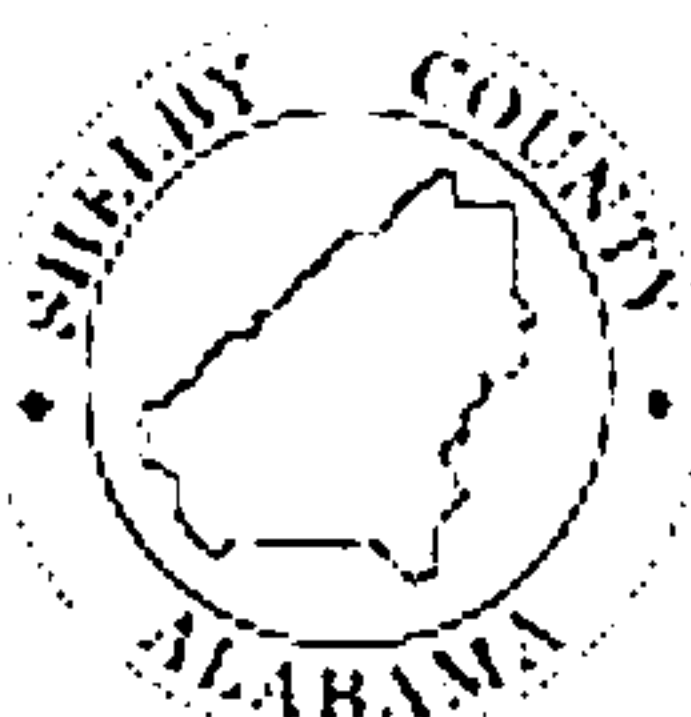
Unattested

Sherry Paul Davis
 (verified by)

Sign

Denice Reeves
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2020 09:13:26 AM
 \$30.00 JESSICA
 20200723000308010

Allen S. Bayl