



20201201000547320 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
12/01/2020 11:17:48 AM FILED/CERT

This instrument was prepared by:

Jonathan M. Arnold
3117 Blue Lake Drive
Suite 201
Vestavia, Alabama 35243

Send Tax Notice To:
60 Robertson Road
Wilsonville, Alabama 35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY-EIGHT THOUSAND and no/100 DOLLARS (\$48,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Shelley Ramsey, an unmarried woman**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **David T. Champion and Emily K. Champion**, (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 4

Commence at the NE corner of the SE 1/4 of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama; thence S 82 degrees, 58 minutes, 17 seconds W, a distance of 224.30' to the centerline of Old Harpersville Road; thence S 41 degrees, 06 minutes, 24 seconds W along said centerline, a distance of 173.38' to the POINT OF BEGINNING; thence S 34 degrees, 22 minutes, 17 seconds E and leaving said centerline for a distance of 188.10'; thence S 19 degrees, 58 minutes, 04 seconds E a distance of 202.64'; thence S 64 degrees, 16 minutes, 10 seconds W a distance of 142.73'; thence N 36 degrees, 10 minutes, 36 seconds W a distance of 81.79'; thence S 63 degrees, 50 minutes, 41 seconds W a distance of 147.08' to a point on the easterly right-of-way line of Shelby County Hwy. 441 and a point on a curve to the left having a central angle of 6 degrees, 42 minutes, 46 seconds and a radius of 1560.00', said curve subtended by a chord bearing N 2 degrees, 11 minutes, 01 seconds W and a chord distance of 182.67'; thence northerly along the arc and along said right-of-way, a distance of 182.77' to the centerline of Old Harpersville Road; thence N 25 degrees, 42 minutes, 02 seconds E along said centerline and leaving said right-of-way a distance of 155.90'; thence N 41 degrees, 06 minutes, 24 seconds E along said centerline a distance of 110.79' to the POINT OF BEGINNING.

According to survey of Rodney Y. Shiflett, RLS #21784, dated June 27, 2000.

Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. The above described property is the homestead of GRANTOR.

TO HAVE AND TO HOLD to 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 forever, together with contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the 1st day of December, 2020.



Shelley Ramsey

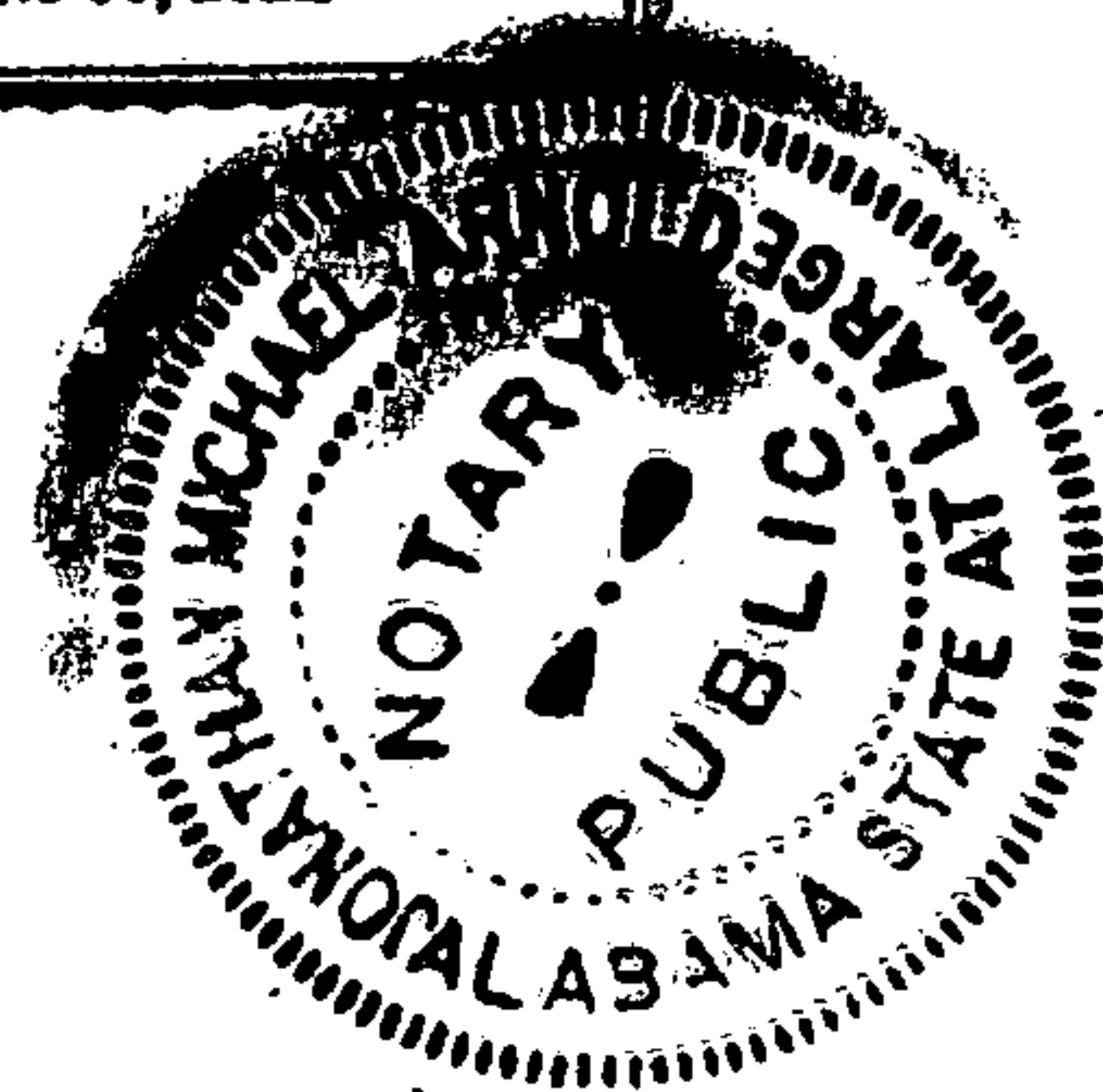
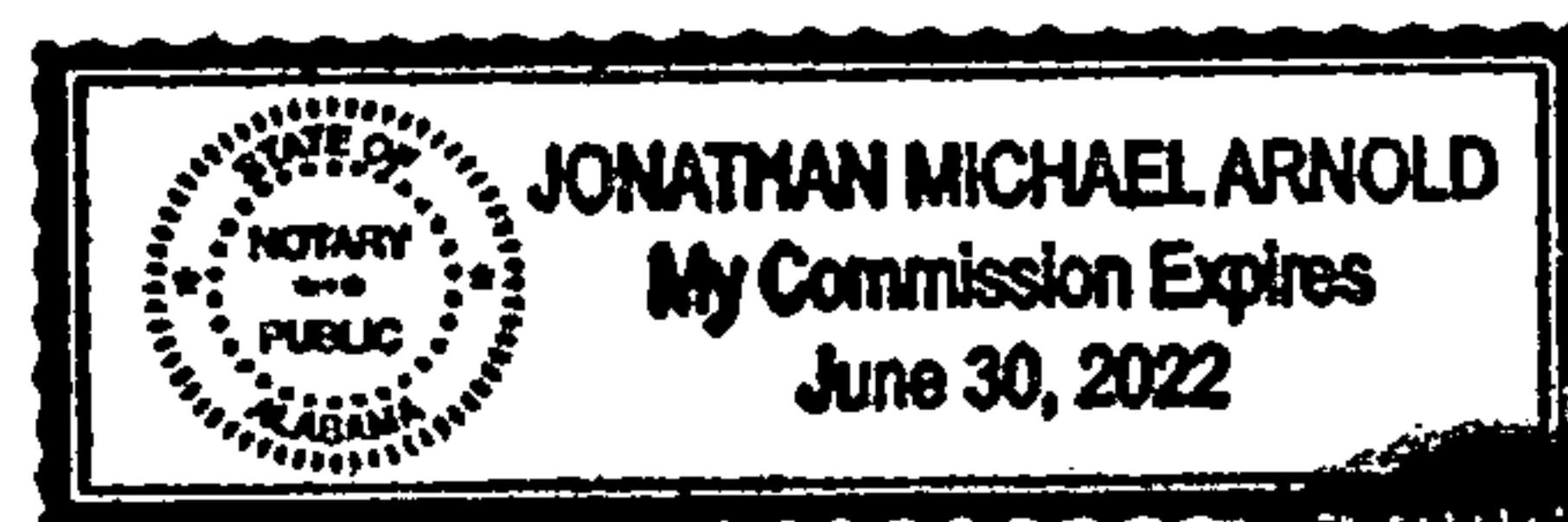
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelley Ramsey, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 2020.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Shelley Ramsey
Mailing Address _____

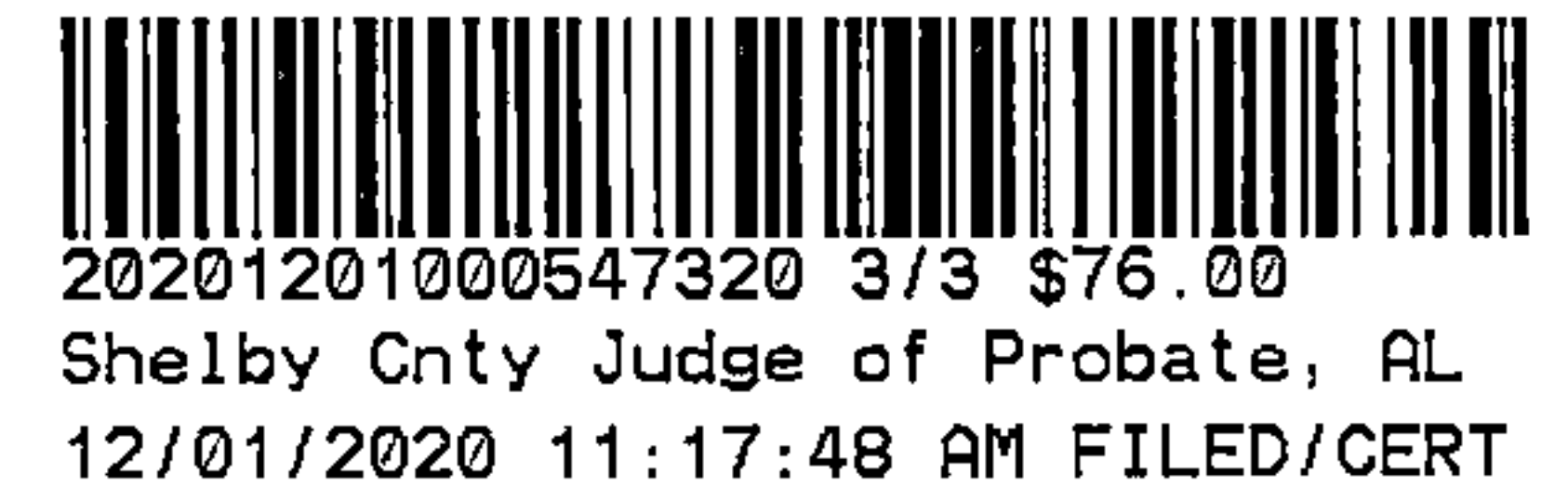
Grantee's Name David T. Champion
Mailing Address Emily K. Champion
60 Robertson Drive
Wilsonville, AL 35186

Property Address 40 Robertson Drive
Wilsonville, AL 35186

Date of Sale December 1, 2020
Total Purchase Price \$48,000.00

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 December 1, 2020

Print Shelley Ramsey

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1