

20210105000006140  
01/05/2021 01:15:49 PM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:

Arthur Andrew Jenkins, Esq.  
Jenkins Title, LLC  
2100 Southbridge Parkway, Ste 650  
Birmingham, AL 35209

Send Tax Notice To:  
Putu Mangku Arsana and Li Liu  
1060 Highland Drive  
Hoover, AL 35244  
Tax Parcel: 23-2-09-0-010-004-000

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) to the undersigned Grantor, The **Katie McElroy Champagne and Cody Peter Champagne, wife and husband** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Putu Mangku Arsana and Li Liu, husband and wife with joint survivorship** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

**Source of Title: Warranty deed from Ashley Nicole Passmore Wells and Matthew Wells to Katie McElroy, dated July 20, 2018, filed for record July 20, 2018, recorded in Inst. No 20180720000259470.**

**\$176,250.00 of the purchase price is being financed by a purchase money mortgage executed and recorded simultaneously herewith.**

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 15 day of December, 2020.

*Katie McElroy Champagne*  
Katie McElroy Champagne

*Cody Peter Champagne*  
Cody Peter Champagne

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Katie McElroy Champagne and Cody Peter Champagne 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2020.

*Bo Lu*  
Notary Public  
My Commission Expires:

Bo Lu  
Notary Public, Alabama State At Large  
My Commission Expires June 26, 2024

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Katie McElroy Champagne and Cody Peter Champagne	Grantee's Name: Putu Mangku Arsana and Li Liu
Mailing Address: 3303 River Birch Road Chelsea, AL 35043	Mailing Address: 1060 Highland Drive Hoover, AL 35244
Date of Sale: 15th day of December, 2020	Total Purchase Price: 235,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2021 01:15:49 PM  
\$84.00 CHERRY  
20210105000006140

*Allen S. Bayl*