

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Bethany Ann Montgomery  
Champion  
Hunter Bryant Champion  
333 Chase Plantation Cir.  
Hoover, AL 35244

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Stephanie Jo Gossett, an unmarried person, whose mailing address is:**

81 Gossett Drive, Blountsville, AL 35031

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

**Bethany Ann Montgomery Champion and Hunter Bryant Champion, whose mailing address is:**

333 Chase Plantation Cir Hoover AL 35244

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 333 Chase Plantation Cir., Hoover, AL 35244 to-wit:

Lot 17-A, according to a Resurvey of Lots 15, 16, 17, 18, 19, and 20, Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 118, in the Probate Office of Shelby County, Alabama.

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

\$150,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 30<sup>th</sup> day of July, 2021.

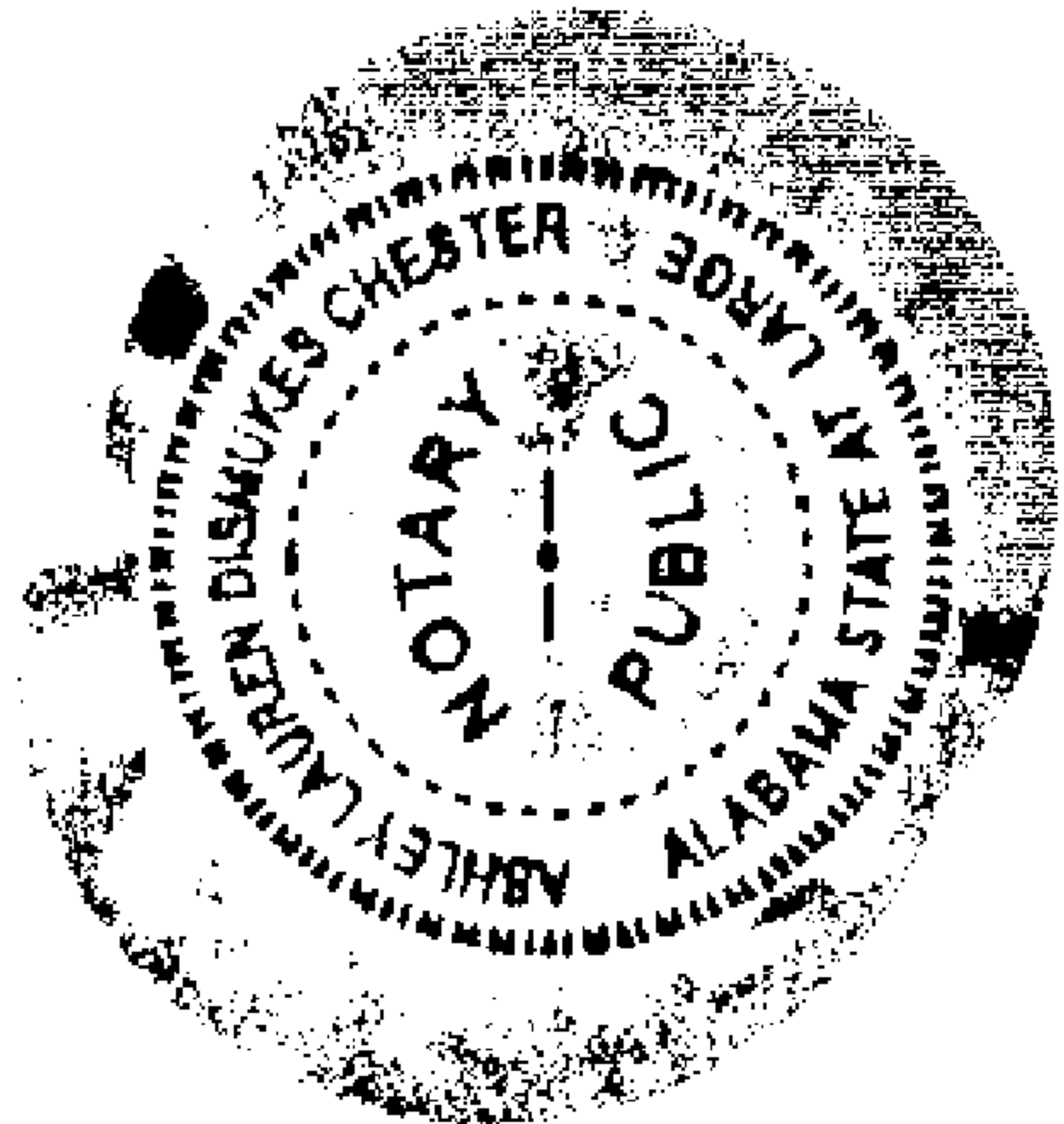
Stephanie Jo Gossett  
Stephanie Jo Gossett

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jo Gossett, whose name(s) 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 executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 25<sup>th</sup> day of July, 2021.

Ashley Lauren Dismukes Chester  
Notary Public, State of Alabama  
Ashley Lauren Dismukes Chester  
Printed Name of Notary  
My Commission Expires: July 26, 2022

**ASHLEY LAUREN DISMUKES CHESTER**  
Notary Public, Alabama State at Large  
My Commission Expires July 26, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2021 09:27:11 AM  
\$100.00 JOANN  
20210803000373710

*Allie S. Bayl*