

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

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DEEDS 1/1

Send Tax Notice To:
Sam Anderson III
2154 Baneberry Dr.
Birmingham, AL 35244

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Thousand Dollars and No Cents (\$500,000.00)**, 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

Bethany Champion and Hunter Champion, a married couple, whose mailing address is:

2154 Baneberry Dr., Birmingham, AL 35244

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

Sam Anderson III, whose mailing address is: PO Box 119, Shannon, AL 35142

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2154 Baneberry Dr., Birmingham, AL 35244** to-wit:

Lot 2723, according to the Survey of Riverchase Country Club, 27th Addition as recorded in Map Book 11, Pages 56 A & B, in the Probate Office of Shelby County, Alabama.

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

\$500,000.00 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.

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

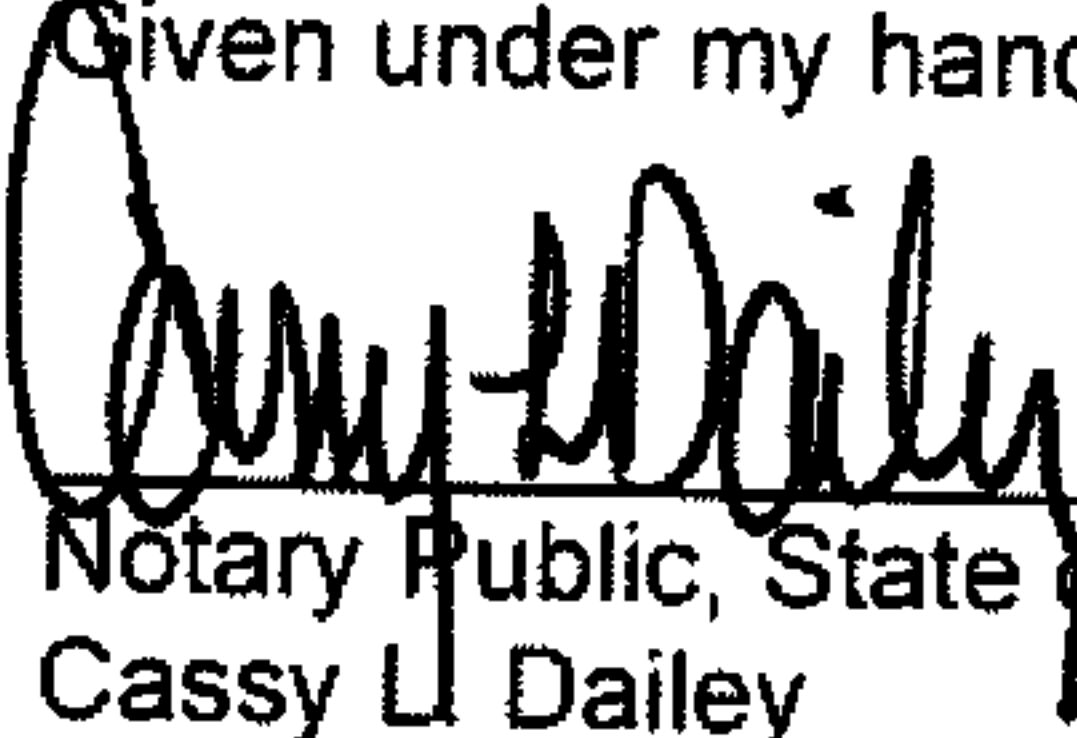

Bethany Champion


Hunter Champion

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bethany Champion and Hunter Champion, 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 30th day of July, 2021.


Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2021 01:03:05 PM
\$23.00 BRITTANI
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Allen S. Bayl