

20210921000460540
09/21/2021 02:06:20 PM
DEEDS 1/2

Send tax notice to: Jonathan Wallace Osborne, Jr., 1039 Hampton Place, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St.160, Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five hundred forty-five thousand and no/100 (\$545,000.00) Dollars the amount of which can be verified by 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

✓ **Paul Champion, an unmarried man, whose mailing address is:**
4102 East Paradise Ln Phoenix Az 85032

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

Jonathan Wallace Osborne, Jr. And Elisabeth Osborne
whose mailing address is:
1039 Hampton Place, Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 1039 Hampton Place, Birmingham, Al. 35242 to-wit:

Lot 1037, according to the Map and Survey of Brook Highland, an Eddleman Community, 10th Sector 2nd Phase, as recorded in Map Book 18, Page 36 A&B in the Probate Office of Shelby County, Alabama.

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

\$517,750.00 of the above mentioned purchase price was paid for from a mortgage loan 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

✓ **IN WITNESS WHEREOF** we have hereunto set our hands(s) and seal(s) this 9th day of September 2021.

X  (SEAL)
PAUL CHAMPION

(SEAL)

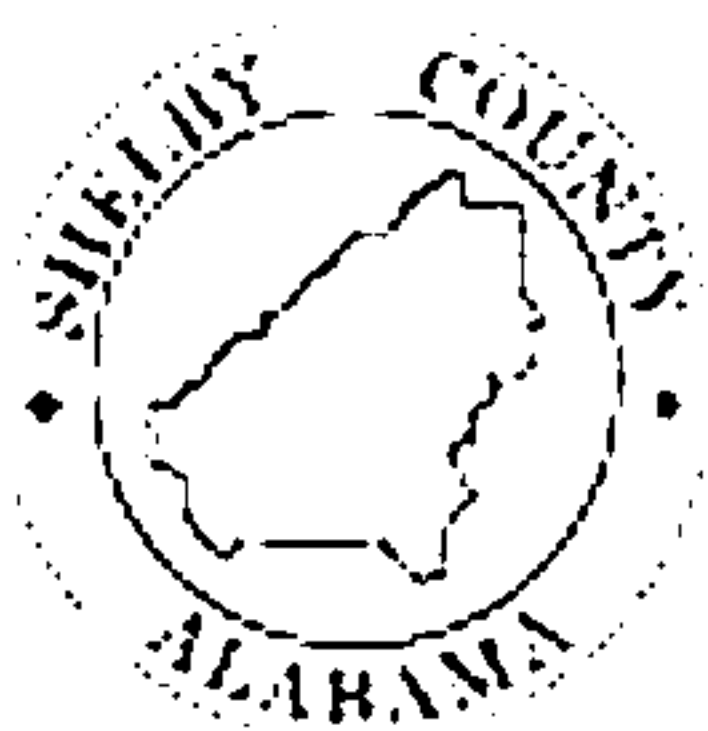
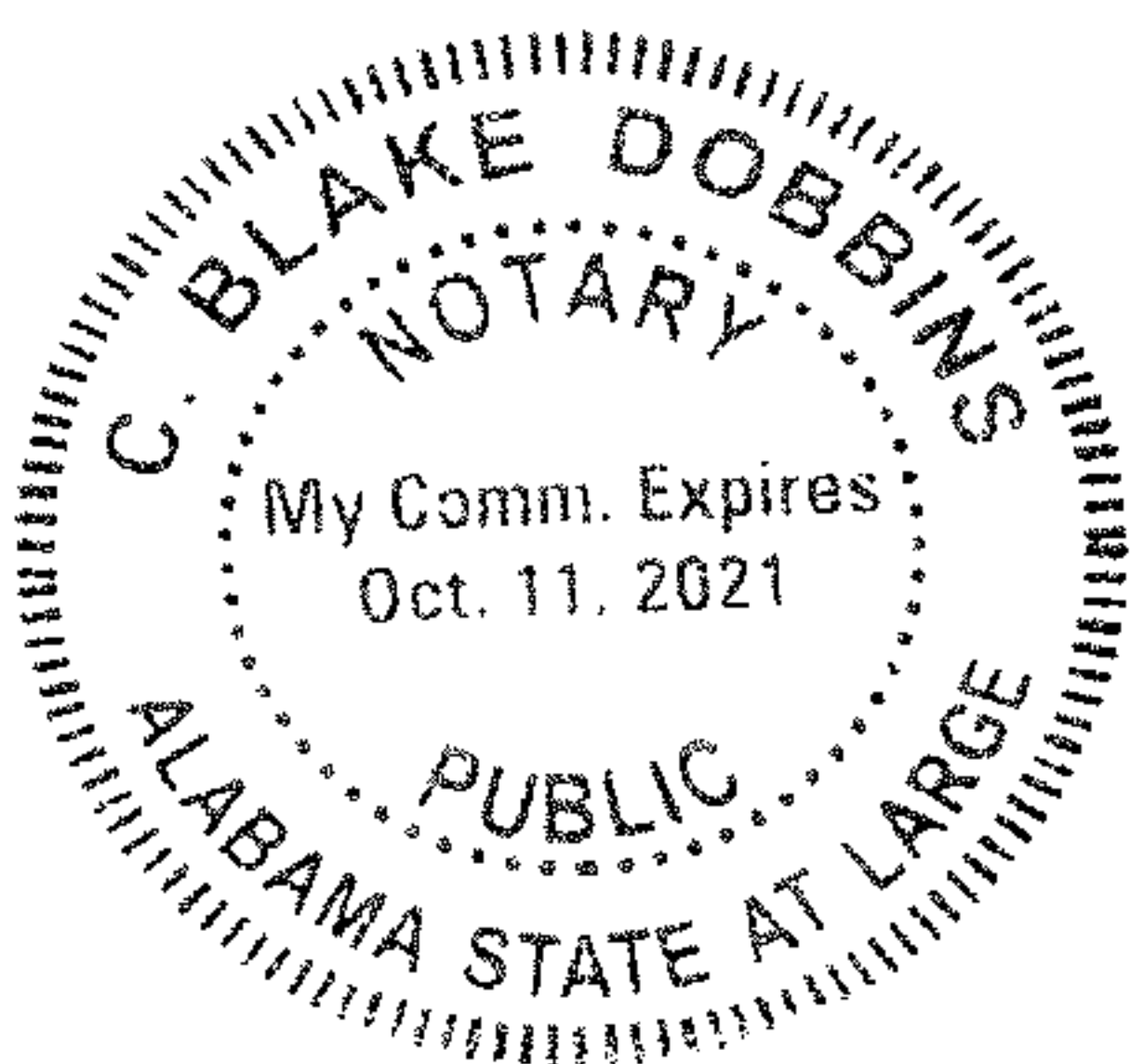
State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Champion, an unmarried man, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2021.

✓ **My commission expires:**

NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2021 02:06:20 PM
\$52.50 CHARITY
20210921000460540

Alli S. Bayal