

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Christopher Posey and Samantha Posey
324 Timber Trail
Chelsea, AL 35043

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars (\$360,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Juanita J. Champion, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher Posey and Samantha Posey (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 56, according to the survey of Countryside at Chelsea, Third Sector, as recorded in Map Book 12, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

JUANITA J. CHAMPION IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INST # 1994-12052. THE OTHER GRANTEE, WAYNE C. CHAMPION, DIED ON OR ABOUT APRIL 9, 2022.

Subject to a third party mortgage in the amount of \$288,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of June, 2022.

Juanita J. Champion
Juanita J. Champion

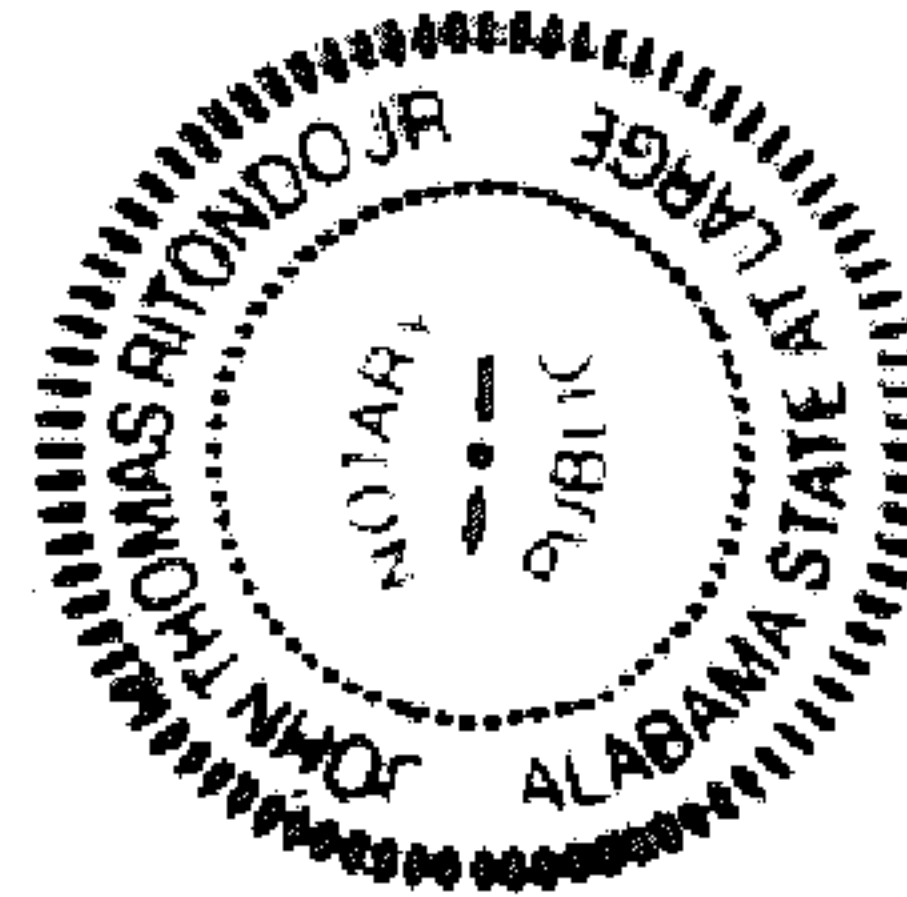
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Juanita J. Champion 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 on this 27th day of June, 2022

[Signature]
Notary Public

My commission expires: John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name Juanita J. Champion

Mailing Address

324 Timber Trail
Chelsea, AL 35043Property Address 324 Timber Trail
Chelsea, AL 35043

Grantee's Name Christopher Posey and Samantha Posey

Mailing Address 324 Timber Trail
Chelsea, AL 35043

Date of Sale June 27, 2022

Total Purchase Price \$360,000.00

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 - Juanita J. Champion, , .

Grantee's name and mailing address - Christopher Posey and Samantha Posey, 324 Timber Trail, Chelsea, AL 35043.

Property address - 324 Timber Trail, Chelsea, AL 35043

Date of Sale - June 27, 2022.

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: June 27, 2022

Sign

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County Clerk****Shelby County, AL****06/28/2022 09:30:28 AM****\$100.00 JOANN****20220628000257050***Allen S. Bayl*