

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Shelby County Board of Education  
P. O. Box 1910  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Twenty Thousand and No/00 Dollars (\$120,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jimmie Lou Champion, a widow, Michael Champion, married, and Christi Rich, married (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 15, Township 19, Range 2 East and running East 211 (two hundred eleven) feet; thence South 528 (five hundred twenty-eight) feet; thence West 197 (one hundred ninth-seven) feet; thence North 528 (five hundred twenty-eight) feet; thence East 211 (two hundred eleven) feet; to the starting point. Situated in Shelby County, Alabama.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

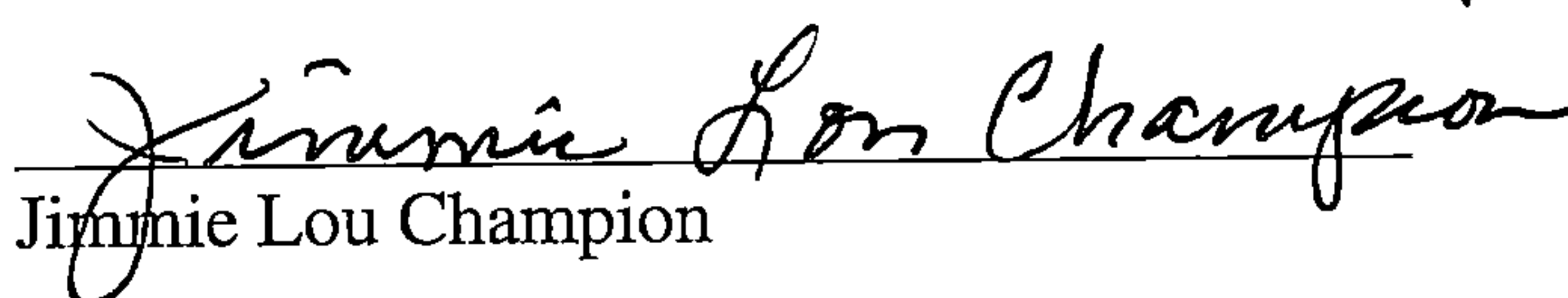
Jimmie Lou Champion is the surviving grantee in deed recorded in Instrument 19770421000037380. The other grantee Jerry Champion, having died on or about December 29, 2022. Jimmie Lou Champion and Jerry Champion were husband and wife at the time of his death.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, and 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

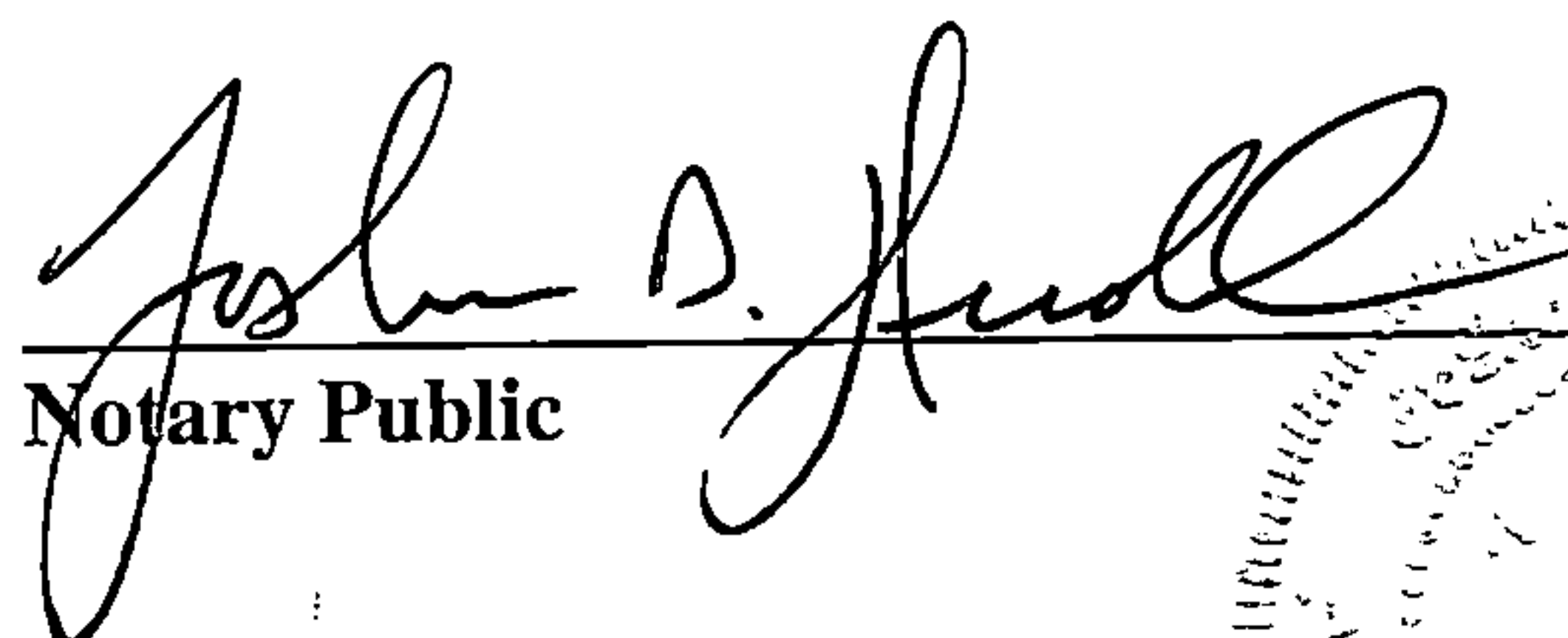
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of March, 2023.

  
Jimmie Lou Champion

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmie Lou Champion, whose name is 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, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 23 day of MARCH, of 2023.

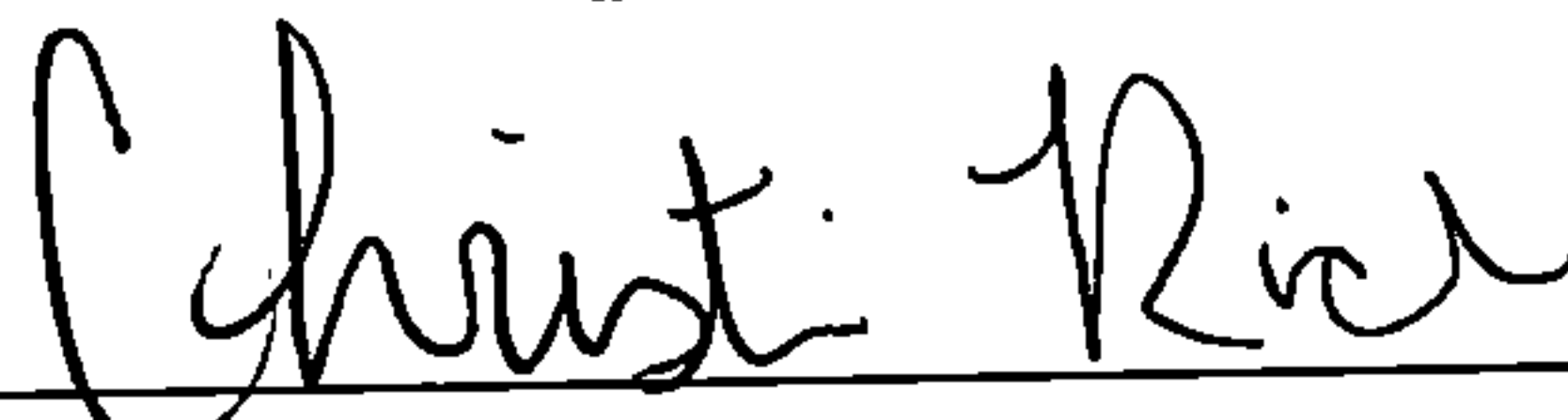
  
Notary Public

My Commission Expires: 01-19-2027

(Additional Signatures and Notary Acknowledgments on following page)



  
Michael Champion

  
Christi Rich

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Champion, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of MARCH, of 2023.

My Commission Expires: 01-19-2027

  
Notary Public

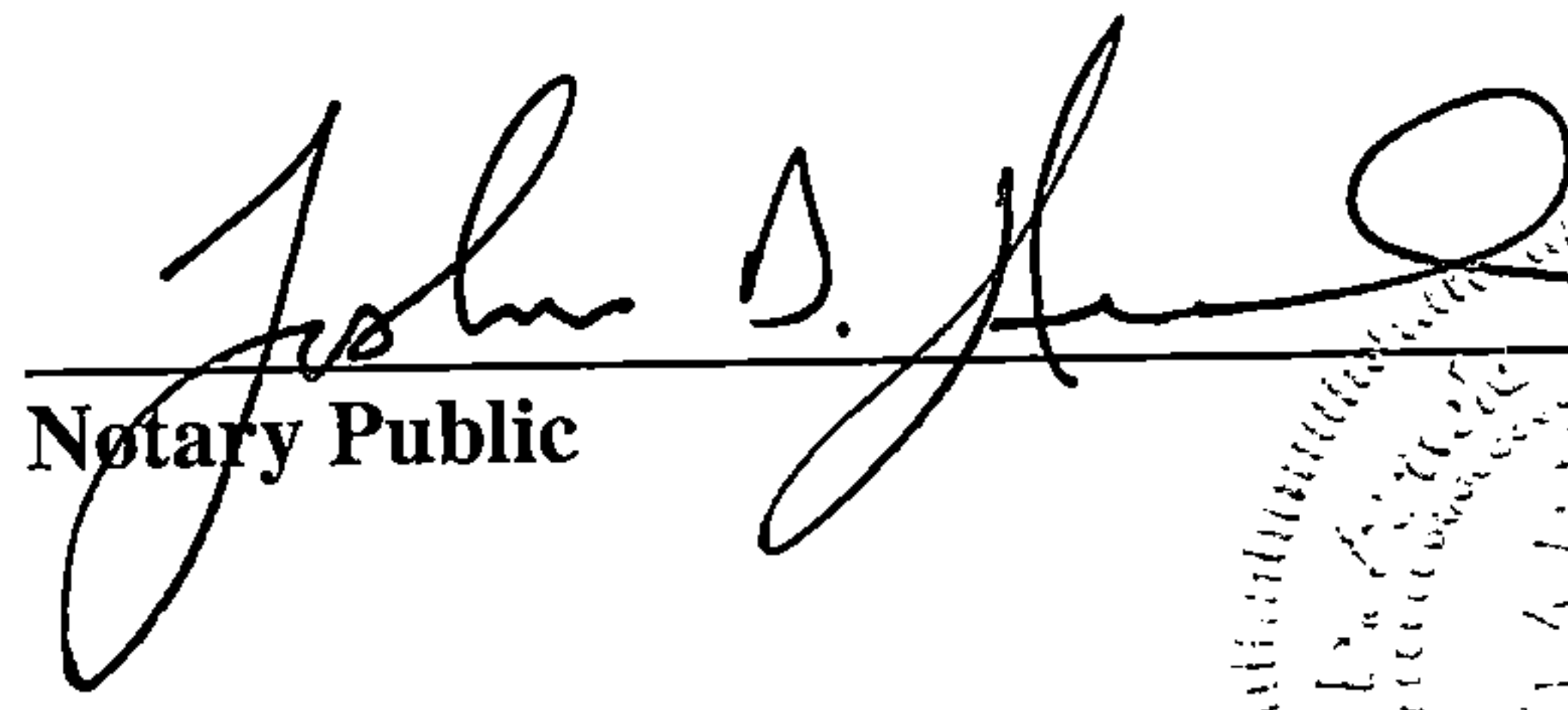


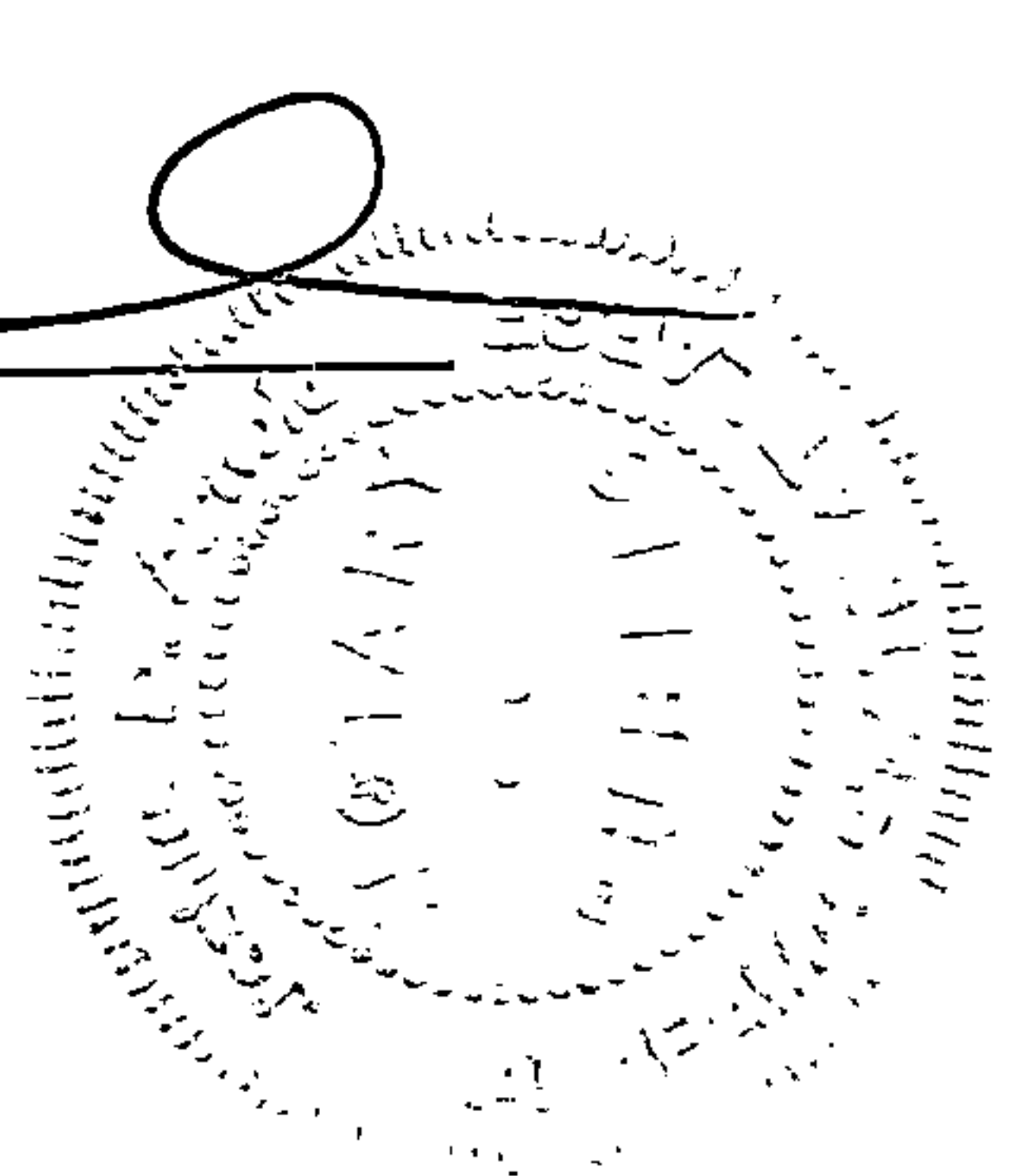
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christi Rich, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of MARCH, of 2023.

My Commission Expires: 01-19-2027

  
Notary Public



20230327000084630 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/27/2023 12:02:08 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Jimmie Lou Champion  
Mailing Address P.O. Box 138  
Vincent AL 35178

Grantee's Name City Board of Education  
Mailing Address of Shelby County, Alabama  
P O Box 1910  
Columbiana, AL 35051


Property Address 4570 County Road 83  
Vincent, AL 35178

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 120,000.00  
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

  
20230327000084630 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/27/2023 12:02:08 PM FILED/CERT

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 3-23-23

Print Jimmie Lou Champion

☐ Unattested

John D. [Signature]  
(verified by)

Sign Jimmie L Champion  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1