

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:

**Hunter Champion**  
**Bethany Champion**  
102 Cahaba Falls Lane  
Helena, AL 35080

STATE OF ALABAMA      )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED FIFTY THOUSAND AND 00/100 (\$550,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Korey Cunningham, Single** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Hunter Champion and Bethany Champion** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

**Lot 3, according to the Survey of Cahaba Falls, as recorded in Map Book 17, Page 79 in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **102 Cahaba Falls Lane, Helena, AL 35080**

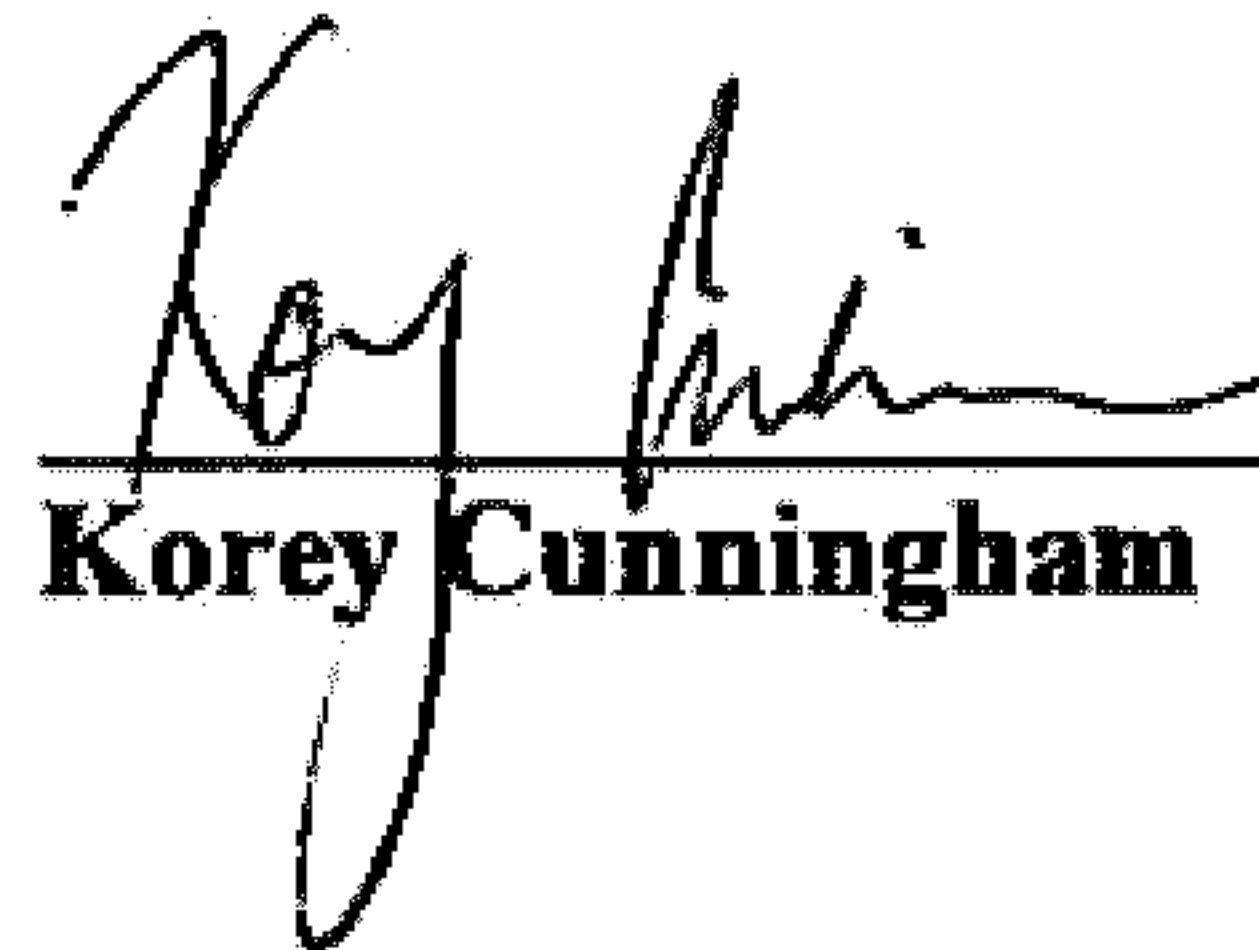
**\$522,500.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 the 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the

Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 20<sup>th</sup> day of **April, 2023.**

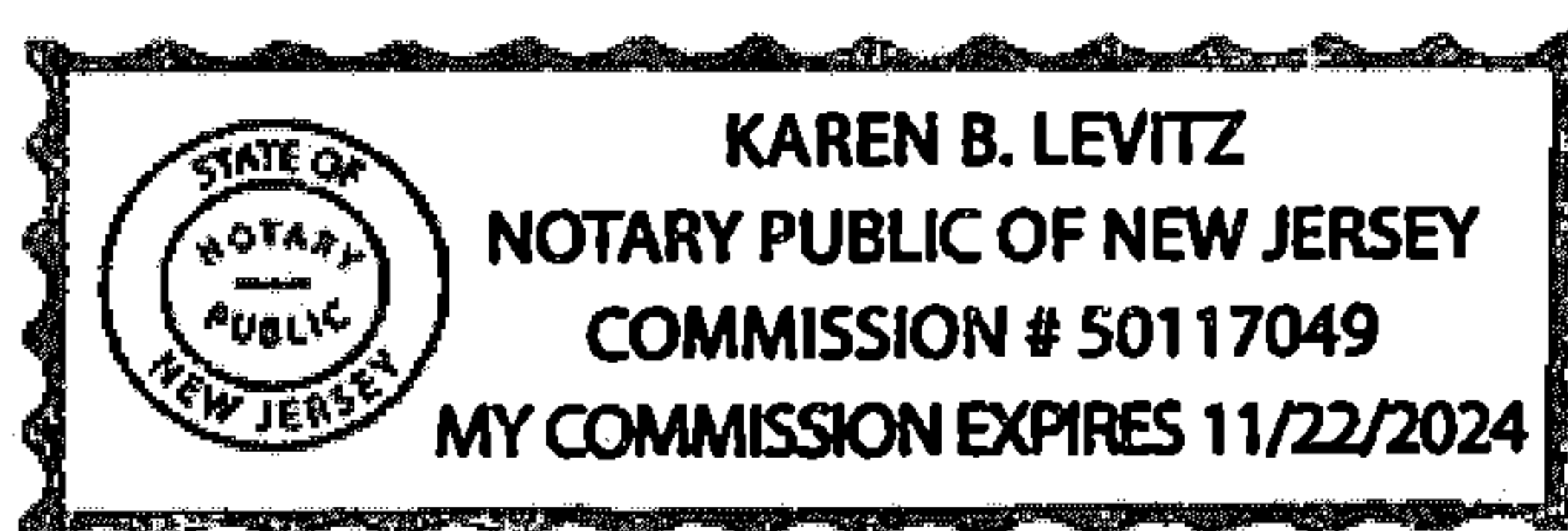
  
\_\_\_\_\_  
**Korey Cunningham**

STATE OF New Jersey  
COUNTY OF Passaic

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Korey Cunningham** 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 Instrument, he/she signed his/her name authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20<sup>th</sup> day of **April, 2023.**

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11/22/2024



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Korey Cunningham  
 Mailing Address 1049 Spring Creek Road  
Montevallo, AL 35115

Property Address 102 Cahaba Falls Lane  
Helena, AL 35080

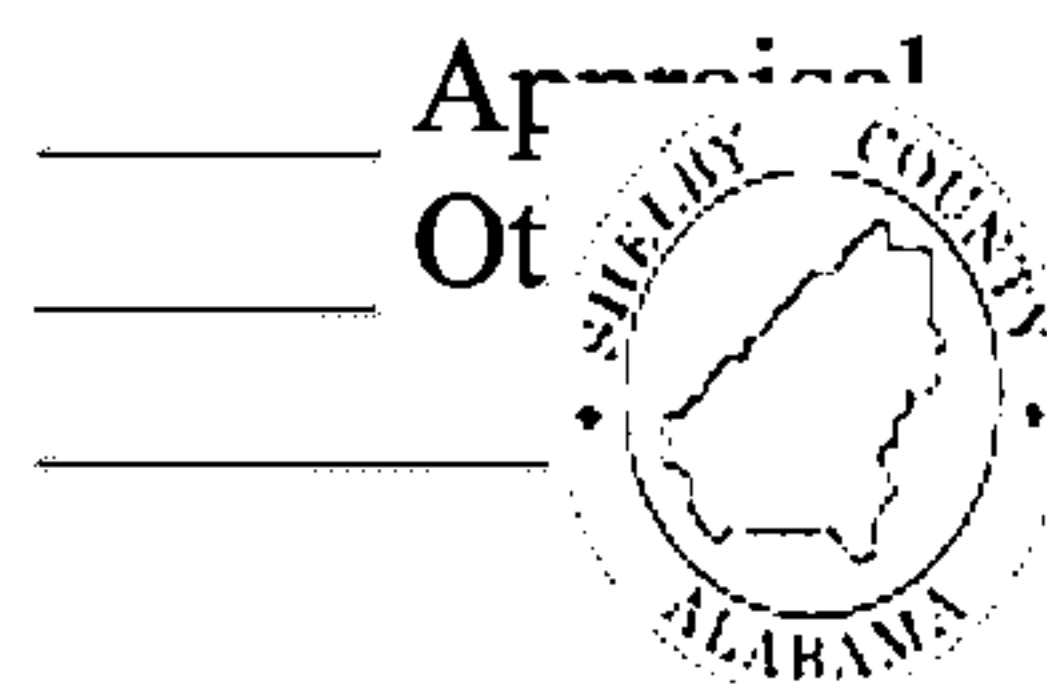
Grantee's Name Hunter Champion and Bethany  
Champion  
 Mailing Address 102 Cahaba Falls Lane  
Helena, AL 35080

Date of Sale April 21, 2023  
 Total Purchase Price \$550,000.00  
 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

  X   Closing Statement



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
04/21/2023 01:18:01 PM  
 \$55.50 JOANN  
 20230421000115630

If the conveyance document presented for recordation contains all of the required information ref Alan S. Byrd, Jr.,  
 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 4-20-2023 Print Alan C. Keith

       Unattested

(verified by)

Sign

Alan C. Keith  
 (Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**