

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Amanda Champion and Kyle Champion
1703 Creekside Drive
Hoover, AL 35244

State of Alabama

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$380,000.00)**, and other good and valuable consideration in hand paid to Shirley S. Eurick, a widow (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Amanda Champion and Kyle Champion, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), hereby grants, bargains, sells and conveys unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 226, according to the Final Plat of Creekside, Phase 2, Part B, as recorded in Map Book 39, Page 58, in the Probate Office of Shelby County, Alabama.

Shirley S. Eurick is the surviving grantee of that certain Statutory Warranty Deed dated 04/26/2012 and recorded in Official Records Instrument 20120523000182810 on 05/23/2012, in the Probate Records of Shelby County, Alabama; Dewey J. Eurick departed this life on August 24, 2014.

Property Address: 1703 Creekside Drive, Hoover, AL 35244

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.


TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$304,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantees, Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrants and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor sets her hand and seal on this, the 27th day of April, 2023


Shirley S. Eurick

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Shirley S. Eurick whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2023.


Notary Public
My Commission Expires: 9/1/26



Real Estate Sales Validation Form

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

Grantor's Name Shirley S. Eurick
 Mailing Address 2171 Parkway Lake Drive
Apt 3015
Hoover, AL 35244

Grantee's Name Amanda Champion and Kyle Champion
 Mailing Address 6054 Townley Court
McCalla, AL 35111

Property Address 1703 Creekside Drive
Hoover, AL 35244

Date of Sale April 27, 2023
 Total Purchase Price \$380,000.00
 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
 _____ Appraisal
 _____ Other:
 Closing Statement

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 4/27/23 Print Morgan Means
 _____ Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested _____
 Filed and Recorded _____ (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 04/28/2023 08:07:51 AM
 \$408.00 PAYGE
 20230428000123360



Allen S. Boyd