

WARRANTY DEED
Joint Tenants with Right of Survivorship

State of Alabama
County of Shelby

KNOWN BY ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$20,000.00, the receipt of which is hereby acknowledged, the undersigned Rosia Lee, widowed, of 192 Lorrin Lane, Sterrett, Alabama, 35147, (the "Grantor"), hereby remises, releases, grants, sells and conveys unto Jeffery S. Champion, married, of 3981 Westover Road, Westover, Al 35147, and Shelly L. Champion, married, of 3981 Westover Road, Westover, Al 35147, (collectively the "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, all of the grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

From the S.W. corner of the N. W. $\frac{1}{4}$ of the N. E. $\frac{1}{4}$, Section 33, T-19-S, R-1-E, run North along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 865.84 feet; thence right 3°-05'-43" a distance of 174.64 feet to the point-of-beginning; thence, left 4°-35'-46" a distance of 358.24 feet; thence, right 89°-30'-30" a distance of 212.63 feet; thence, right 122°-29'-30" a distance of 216.98 feet; thence, left 2°-59'-59" a distance of 201.30 feet to the point-of-beginning.

Parcel # 08 8 33 0 000 002.002
Address: 8791 Highway 55, Harpersville, Al 35078

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

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantees and the Grantees' heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed this 23rd day of September, 2019.



Rosia Lee

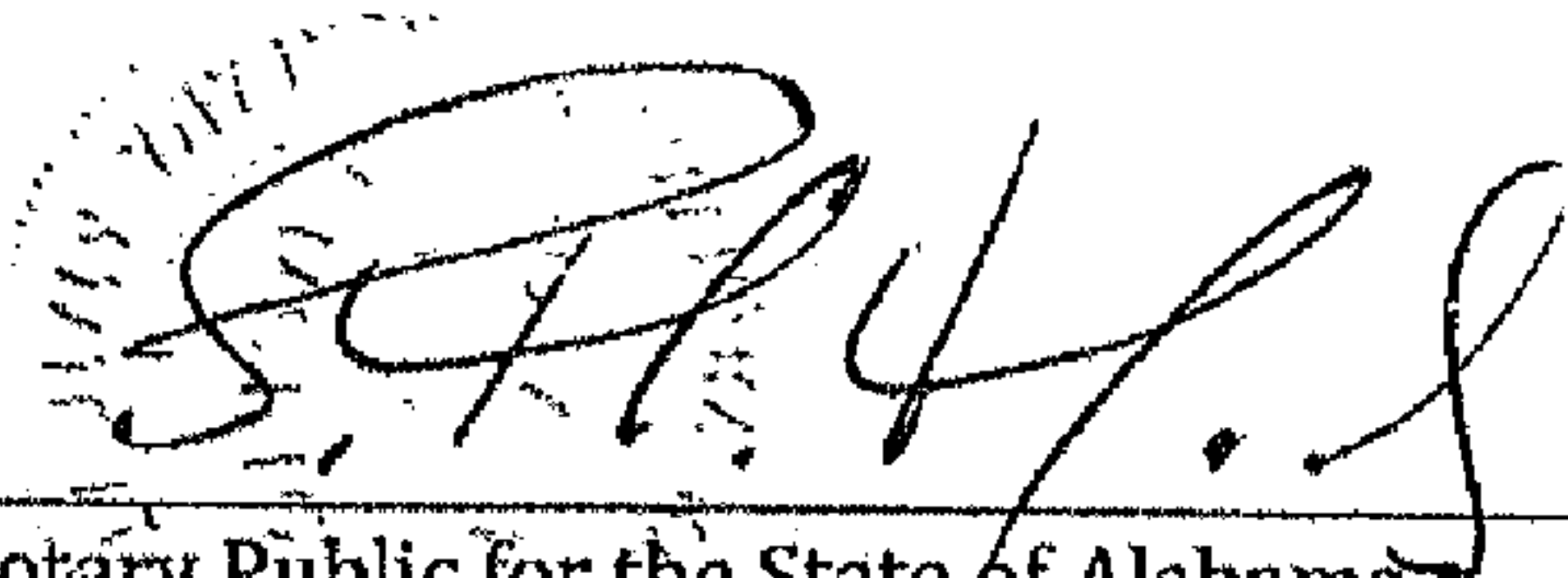
Instrument Prepared by:
Rosia Lee
192 Lorrin Lane
Sterrett, AL 35147

Grantor Acknowledgement

State of Alabama
County of Shelby

I, Samantha Hardy, a Notary Public in and for said County and State, hereby certify that Rosia Lee, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 23rd day of September, 2019.



Notary Public for the State of Alabama

My commission expires: 7/3/22



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/08/2023 02:26:29 PM
 \$48.00 JOANN
 20230508000136030

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Rosla Lee
 Mailing Address 198 Lorrin Lane
Sterrett, AL
35147

Grantee's Name Jeffery Champion
 Mailing Address 3981 Westover Rd
Westover AL
35147

Property Address 8791 Hwy 55
Harpersville, AL
35078

Date of Sale 9-23-19
 Total Purchase Price \$ 20,000.00
 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 - 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 9-23-19

Print Nike T. Johnson

Unattested

(verified by)

Sign Nike T. Johnson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1