


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20230518000148430 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
05/18/2023 01:21:10 PM FILED/CERT

Send Tax Notice to:
Kyle Champion

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY ONE THOUSAND NINE HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$41,930.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeffery S. Champion and wife, Shelly L. Champion** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Kyle Champion** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

From the S.W. corner of the N.W. ¼ of the N.E. ¼, Section 33, Township 19 South, Range 1 East, run North along the West boundary of said ¼ - ¼ 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.

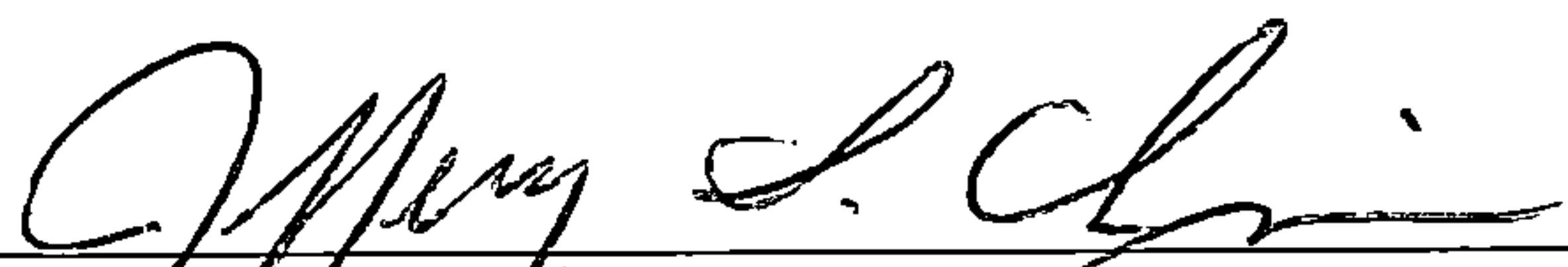
SUBJECT TO:

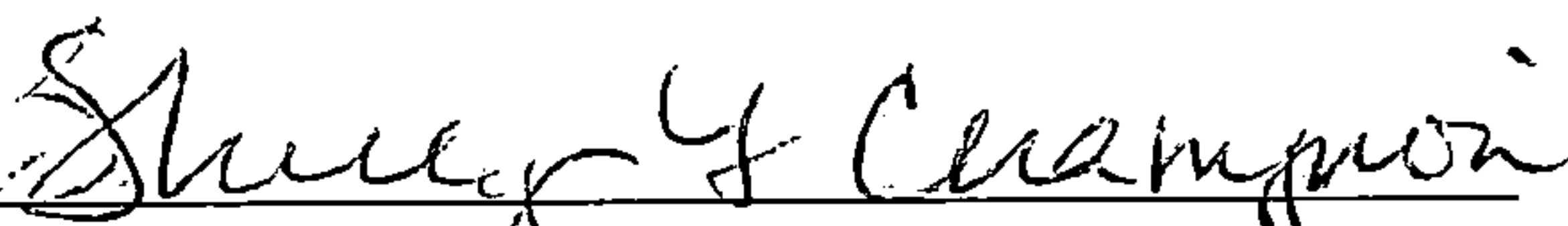
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of May 2023.

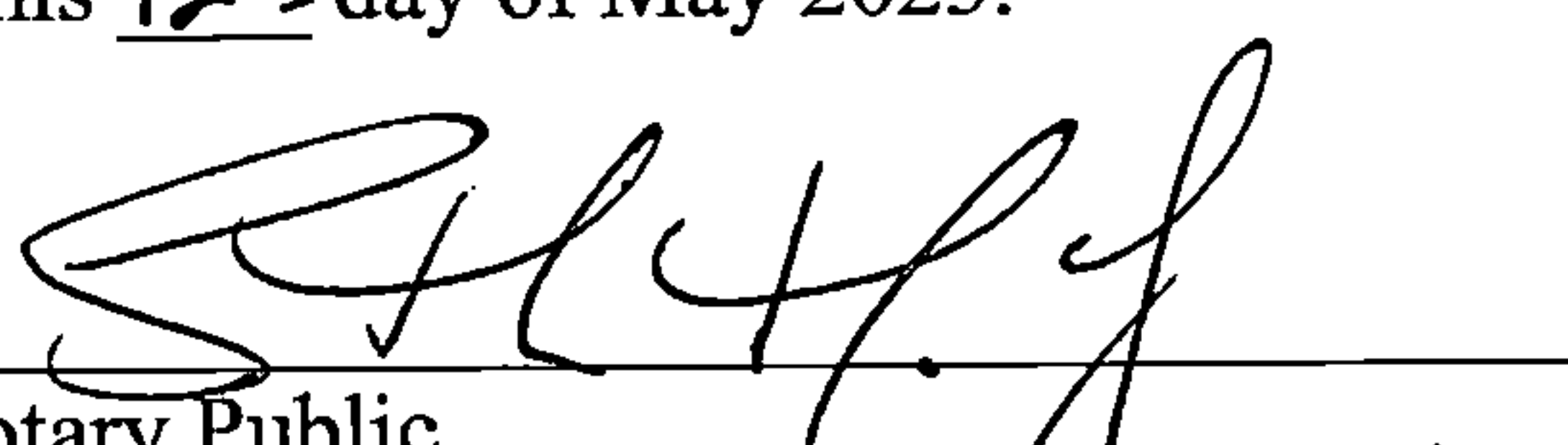

Jeffery S. Champion


Shelly L. Champion

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeffery S. Champion and Shelly L. 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May 2023.


Notary Public
My Commission Expires 6/30/2026

Shelby County, AL 05/18/2023
State of Alabama
Deed Tax: \$42.00

Real Estate Sales Validation Form

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

Grantor's Name Jeffery S. Champion Grantee's Name Kyle Champion
Mailing Address 3981 Westover Rd Mailing Address 8721 Hwy 55
Westover AL 35047 Harpersville, AL 35078

Property Address 8721 Hwy 55 Date of Sale 5-12-23
Harpersville, AL Total Purchase Price \$ - 0 -
35078 or
Actual Value \$
or
Assessor's Market Value \$ 141,930.00

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

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 5-12-23

Print Jeffery S. Champion

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

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