

This Instrument was Prepared by:

Send Tax Notice To: Cortney Morgan Collins

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29397

328 Hwy 378
Chelsea, AL 35043

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Emily Keith Champion, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cortney Morgan Collins** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

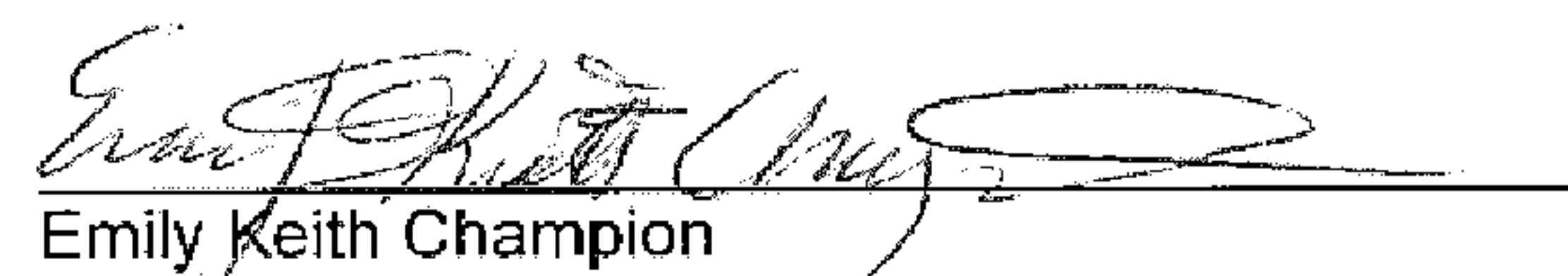
Grantor herein is the surviving grantee in Inst. No. 20151026000371630, the other grantee, David Tierce Champion is deceased, having died on January 29, 2023.

\$160,001.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .


Emily Keith Champion

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Emily Keith Champion, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of October, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

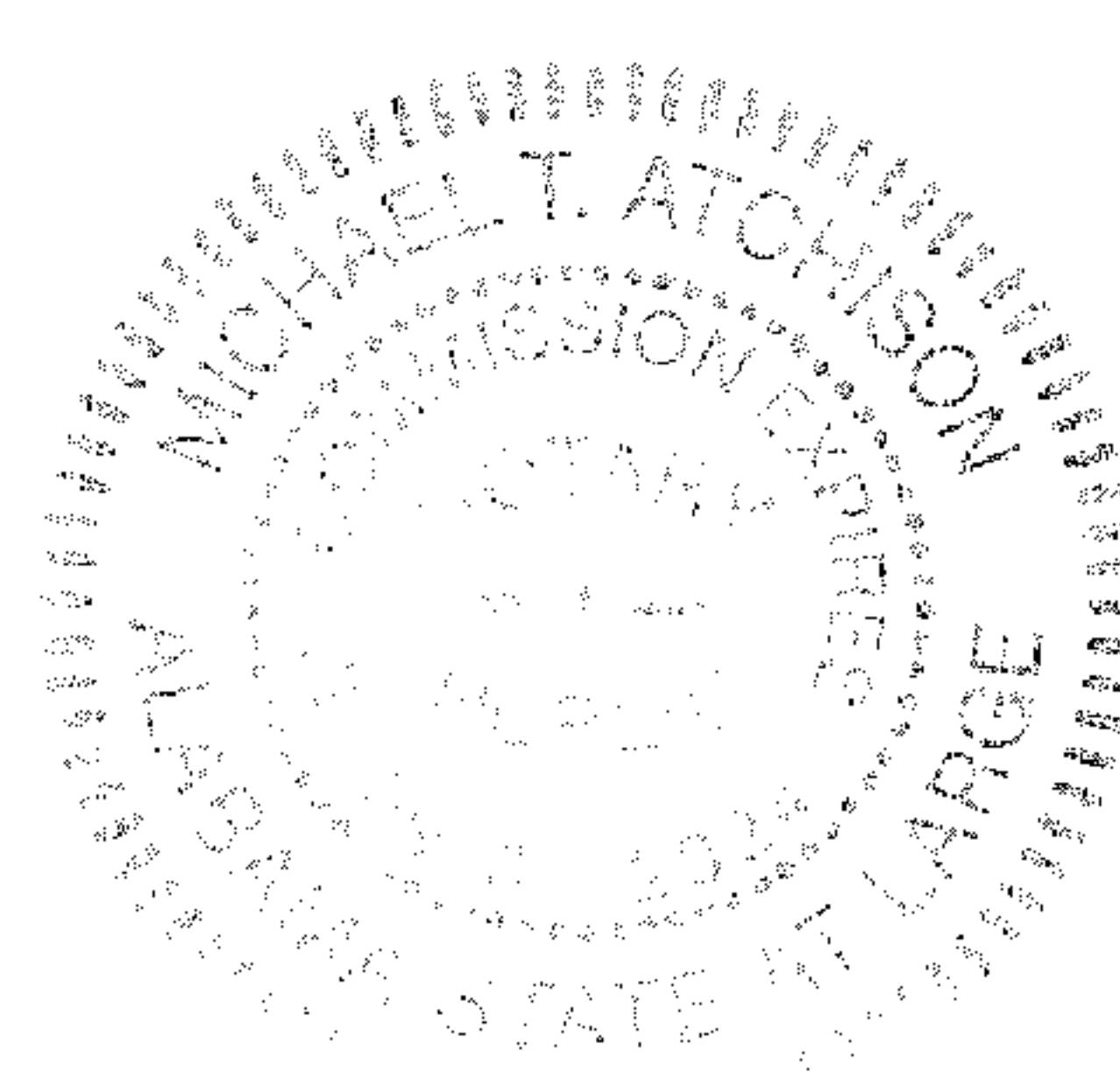
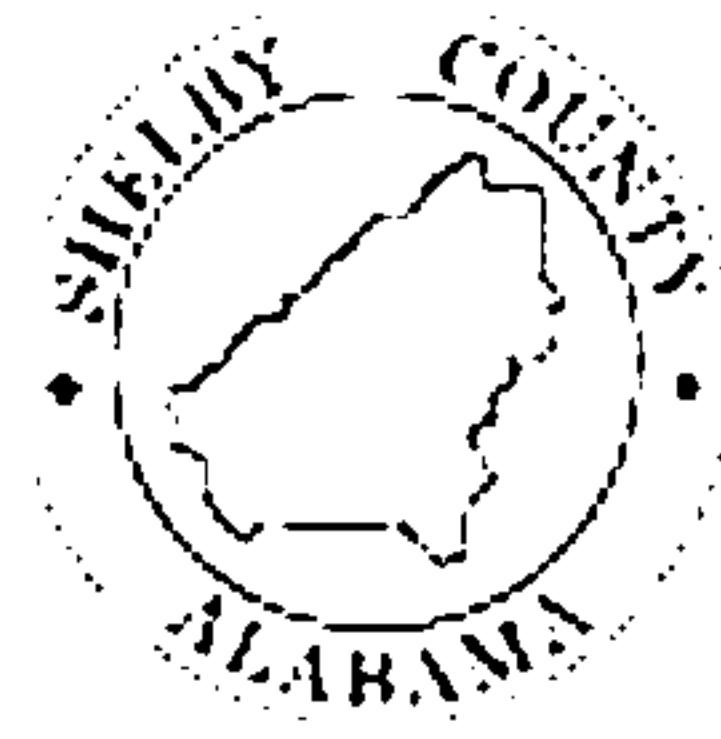


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 of the Champion Family Subdivision, as recorded in Map Book 45, Page 30, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to an easement for ingress, egress and utilities described as follows:

A 20 foot in width easement for ingress and egress, being 10 feet either side of the following described centerline of an existing driveway: Commencing at an existing 1" crimp top pipe at the intersection of the westerly right of way of Bradley Road and the South line of the NE 1/4 of the SE 1/4 of said Section 33; thence northeasterly along said Bradley Road, a distance of 121.44 feet to the centerline of said existing driveway and the point of beginning of said easement; thence North 68 degrees 02 minutes 04 seconds West, a distance of 445.25 feet; thence North 53 degrees 27 minutes 04 seconds West, a distance of 140.96 feet; thence South 47 degrees 36 minutes 45 seconds West, a distance of 15.61 feet to the end point of said centerline of easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/05/2023 12:44:15 PM
 \$53.00 PAYGE
 20231005000298100

Allie S. Baylor

Real Estate Sales Validation Form

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

Grantor's Name	<u>Emily Keith Champion</u>	Grantee's Name	<u>Cortney Morgan Collins</u>
Mailing Address	<u>60 Robertson Rd.</u> <u>Wilsonville, AL 35186</u>		
Mailing Address	<u>324 Highway 338</u> <u>Chelsea, AL 35043</u>		
Property Address	Date of Sale <u>October 05, 2023</u>		
	Total Purchase Price <u>\$185,000.00</u>		
	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 October 04, 2023

Print Emily Keith Champion

Unattested

Sign

(verified by)

Emily Keith Champion
(Grantor/Grantee/Owner/Agent) circle one