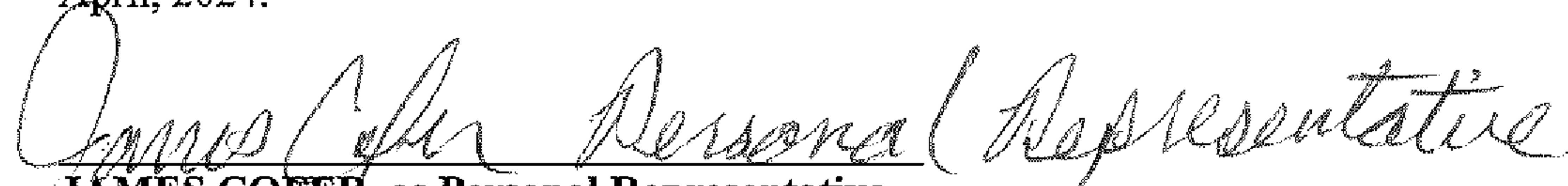


And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 26th day of April, 2024.


JAMES COFER, as Personal Representative
of the ESTATE OF ELSIE LOUISE YATES,
deceased, Shelby County Case No. PR-2023-000788

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAMES COFER, as Personal Representative of the ESTATE OF ELSIE LOUISE YATES, deceased, Shelby County Case No. PR-2023-000788**, 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 instrument, he, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2024.

NOTARY PUBLIC

My commission expires:

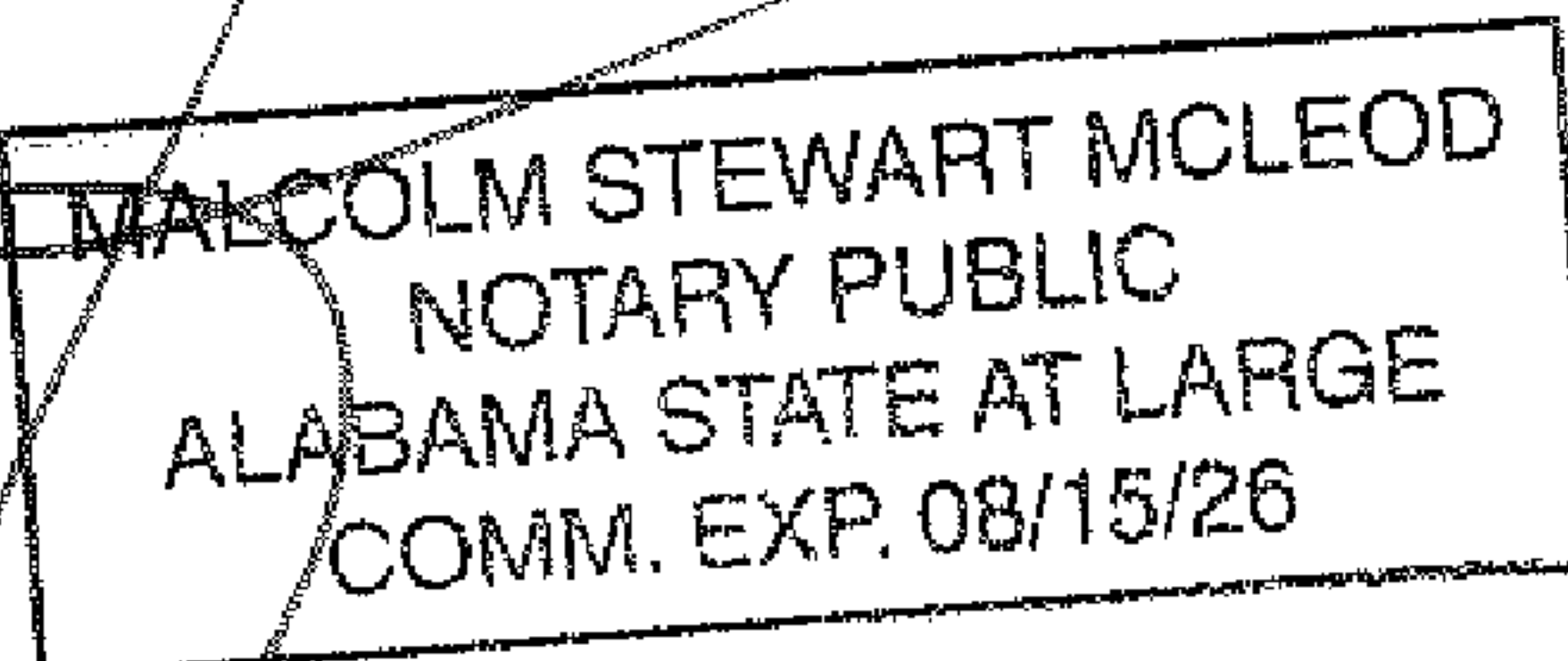


EXHIBIT “A”

Parcel I

Lots 15 and 16, Block 1, according to Dunwar Estates Subdivision, as recorded in Map Book 3, Page 154, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT the North 20 feet of Lot 16, Block 1, according to Dunwar Estates Subdivision, as recorded in Map Book 3, Page 154, in said Probate Office, Situated in Shelby County, Alabama.

Parcel II

Lots 27 and 28, Block 1, according to the map on file in the Office of the Probate Judge of Shelby County Alabama, known as the Dunwar Estates Subdivision on Map Book 3, Page 154. Situated in Shelby County, Alabama.

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>ESTATE OF ELSIE LOUISE YATES and deceased</u>	Grantee's Name	<u>CHAMPION PROPERTIES, LLC</u>
Mailing Address	<u>10 DUNWAR DRIVE CALERA, AL 35040</u>	Mailing Address	<u>2523 SADLER RDG. RD. MCCALLA, AL 35111</u>
Property Address	<u>10 DUNWAR DRIVE CALERA, AL 35040</u>	Date of Sale	<u>April 26, 2024</u>
		Total Purchase Price	<u>\$108,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 April 26, 2024

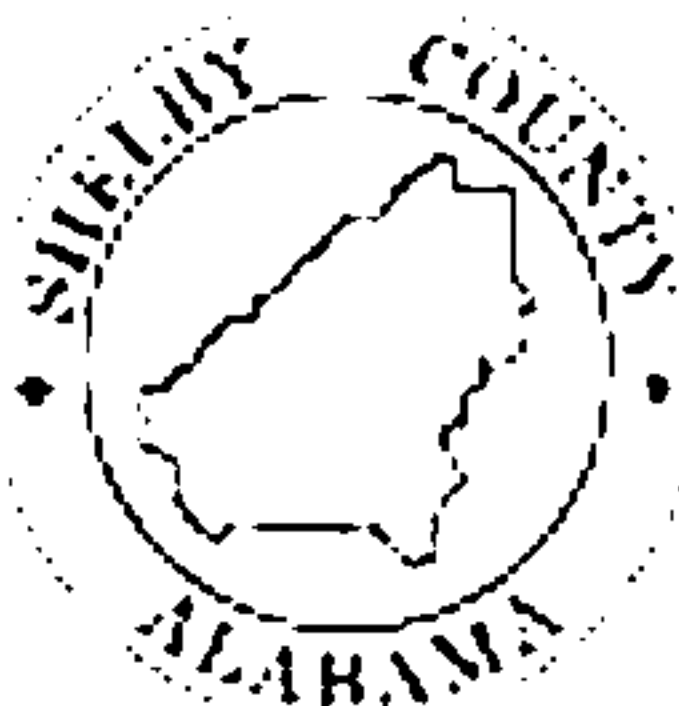
Print Malcolm S. McLeod

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2024 08:02:44 AM
\$139.00 JOANN
20240430000124580

Allen S. Beryl