



20240913000284920 1/3 \$443.00
Shelby Cnty Judge of Probate, AL
09/13/2024 11:17:39 AM FILED/CERT

Prepared By:

Mr. Derrick Walker
4112 Kesteven Dr
Birmingham, Alabama 35242

After Recording Return To:

Champion Trust
4112 Kesteven Dr
Birmingham, Alabama 35242

TAX PARCEL ID #:
039290002099.000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Derrick Walker ("*Grantor*") , whose address is 4112 Kesteven Dr, Birmingham, Alabama 35242, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Derrick Walker ("*Grantee*") in his/her capacity as Trustee of the Champion Trust, whose address is 4112 Kesteven Dr, Birmingham, Alabama 35242, all right, title, interest and claim to the following real estate property located at 4112 Kesteven Dr in the City/Township of Birmingham, located in the County of Shelby and State of Alabama and ZIP code of 35242, to-wit:

Property having Lot No. 211, with the Section No. 29, and having the following description: Lot 211, according to the Map and Survey of Brook Highland, an Eddleman Community, 6th Sector recorded, in Map Book 15, page 106, in the office of the Judge of Probate of Shelby County, Alabama..

FOR VALUABLE CONSIDERATION, in the amount of \$415,000.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 09/09/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators,

Shelby County, AL 09/13/2024
State of Alabama
Deed Tax:\$415.00



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executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Derrick Walker

(Grantor's or Authorized Representative's Signature)

Derrick Walker

Derrick Walker

(Grantee's or Authorized Representative's Signature)

Derrick Walker

Trustee of the Champion Trust

Signed in our presence:

Sonja Taylor
(Witness #1 Signature)

Sonja Taylor

(FIRST WITNESS NAME TYPED)

LaTonya Roy
(Witness #2 Signature)

LaTonya Roy

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Champion Trust
TRUSTEE
4112 Kesteven Dr
Birmingham, Alabama 35242

Grantor's Address:

Mr. Derrick Walker

4112 Kesteven Dr
Birmingham, Alabama 35242

Mail Subsequent Tax Bills To:

Champion Trust
4112 Kesteven Dr
Birmingham, Alabama 35242



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STATE OF ALABAMA

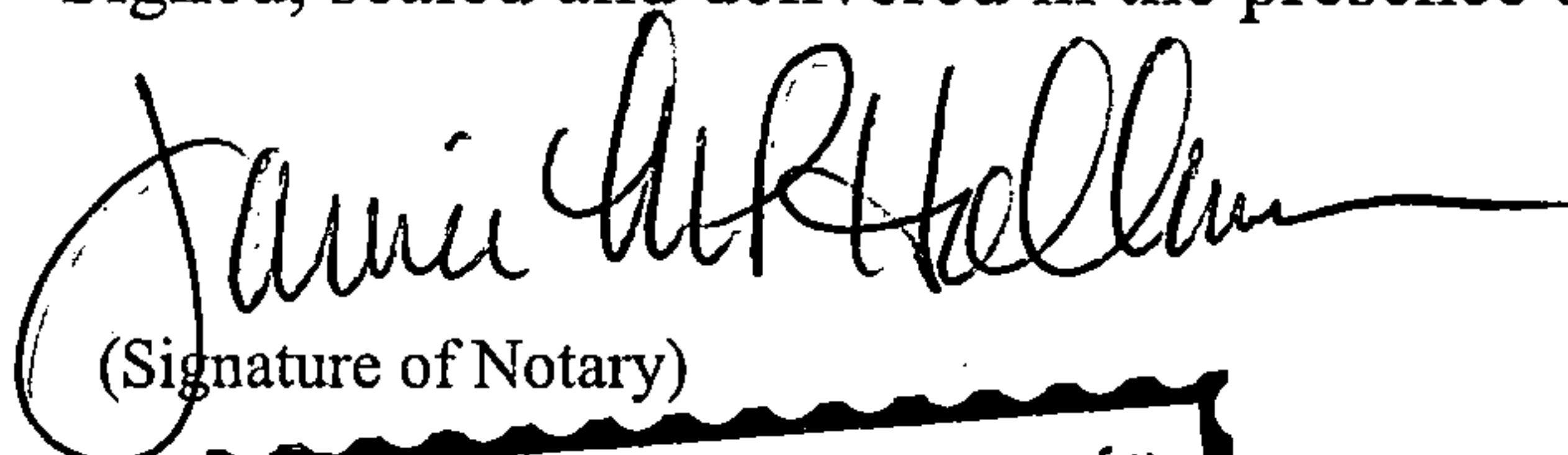
COUNTY OF SHELBY

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) SS.
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The foregoing Quit Claim Deed was acknowledged before me on September 10th by Mr. Derrick Walker, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:


(Signature of Notary)

Alabama State at Large
My Commission Expires Jul 7, 2027
(Printed Notary Name) Janice MP Hollman, Alabama

My Commission expires:

