

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
1222 Bunting Dr, LLC
25 West Park Circle
Birmingham, AL 35211

State of Alabama

QUITCLAIM DEED
[TITLE NOT EXAMINED – NO OPINION EXPRESSED]

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid to Champion Capital LLC (hereinafter referred to as “Grantor”), the receipt and sufficiency of which is hereby acknowledged, by the 1222 Bunting Dr, LLC, an Alabama Limited Liability Company (hereinafter referred to as “Grantee”), hereby remise, release, quitclaim, grant, sell and convey unto Grantee, all of Grantor’s right, title, interest, and claim in or to the following described real property situated in Jefferson County, Alabama, to-wit:

Lot 11, in Block 1, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

Property Address: **1222 Bunting Drive, Alabaster, AL 35213**

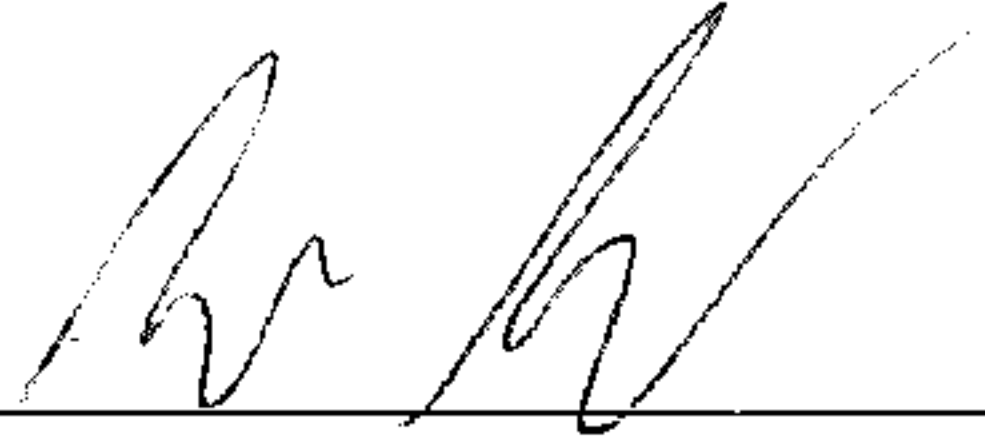
LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

SUBJECT TO any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the **11th day of October, 2024.**

Champion Capital, LLC

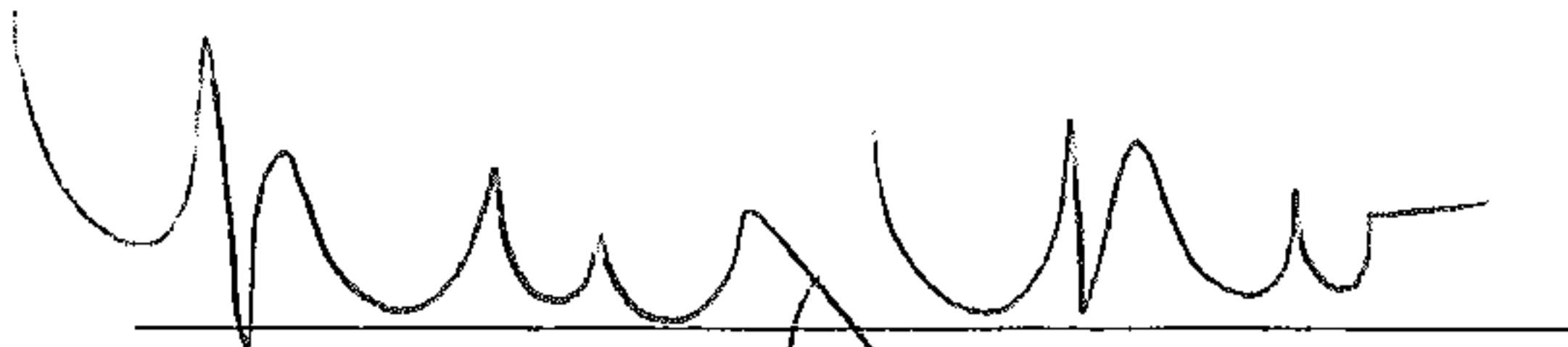


By: Chandler Howard, its Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

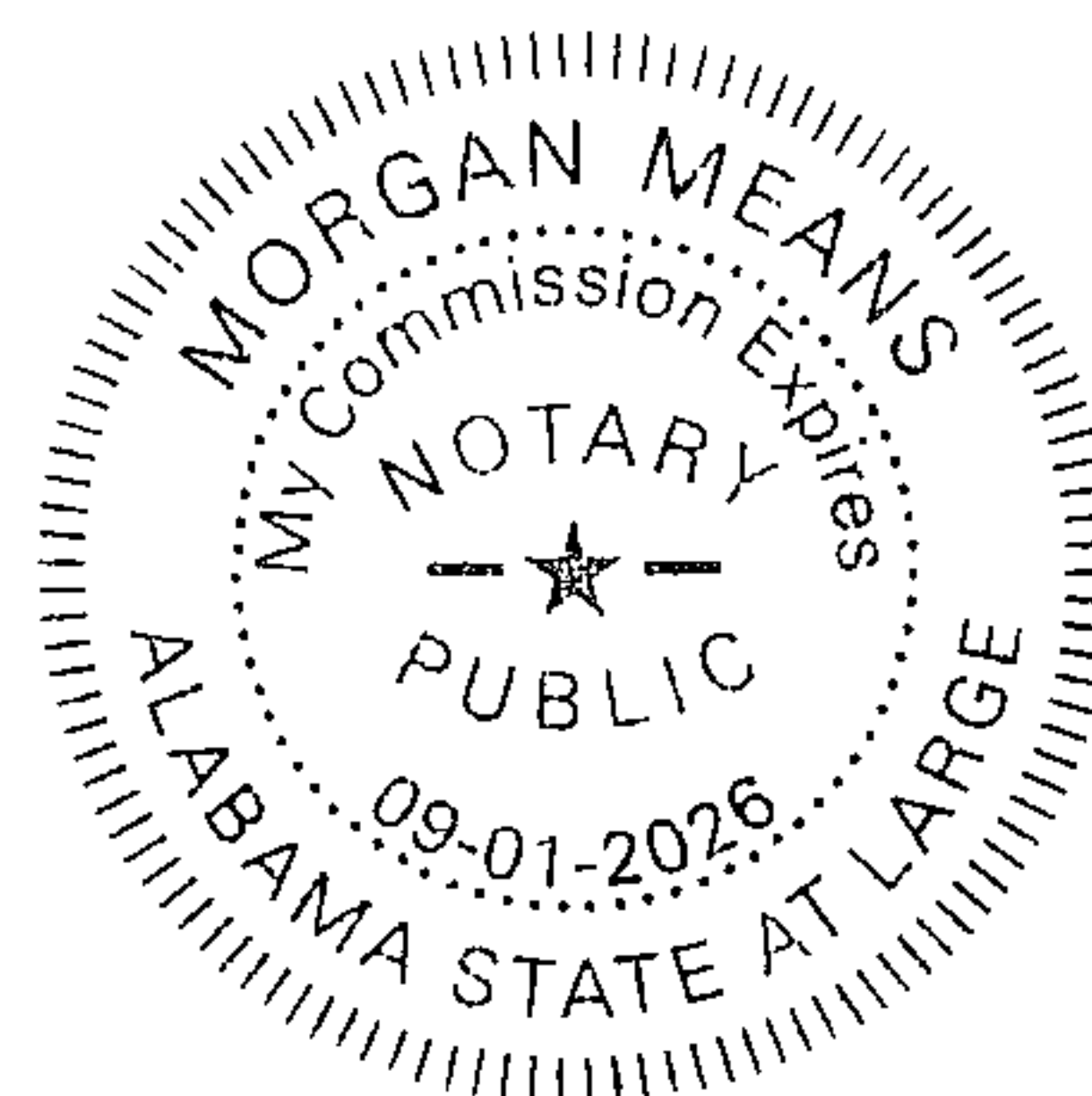
I, the undersigned Notary Public in and for said County and State, hereby certify that Chandler Howard, Managing Member of Champion Capital, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily and with full authority as such Managing Member on behalf of the company on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2024.



Notary Public

My Commission Expires: 9/1/26



Real Estate Sales Validation Form

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

Grantor's Name Champion Capital, LLC
Mailing Address 1222 Bunting Drive
Alabaster, AL 35007

Grantee's Name 1222 Bunting Dr, LLC
Mailing Address 25 West Park Cir
Birmingham, AL 35211

Property Address 1222 Bunting Drive
Alabaster, AL 35007

Date of Sale 10/11/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$235,500.00

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, Appraisal, Sales Contract, Other Tax Assessor Appraisal, 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 10/11/2024

Print Chandler Howard

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2024 12:55:38 PM
\$263.50 PAYGE
20241011000320440

Allen S. Boyd