

Send Tax Notice to:
Champion Properties, LLC
2523 Sadler Ridge Road
McCalla, AL 35111

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-8147**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

John David Hutchinson, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 101, Pelham, AL 35124

by **Champion Properties, LLC (herein referred to as "Grantee")**, whose mailing address is

2523 Sadler Ridge Road, McCalla, AL 35111

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **513 Overhill Drive, Pelham, AL 35124**,

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

John David Hutchinson is one and the same person as John David Hutchison, Grantee in that certain warranty deed filed at Instrument No. 20170612000206850.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

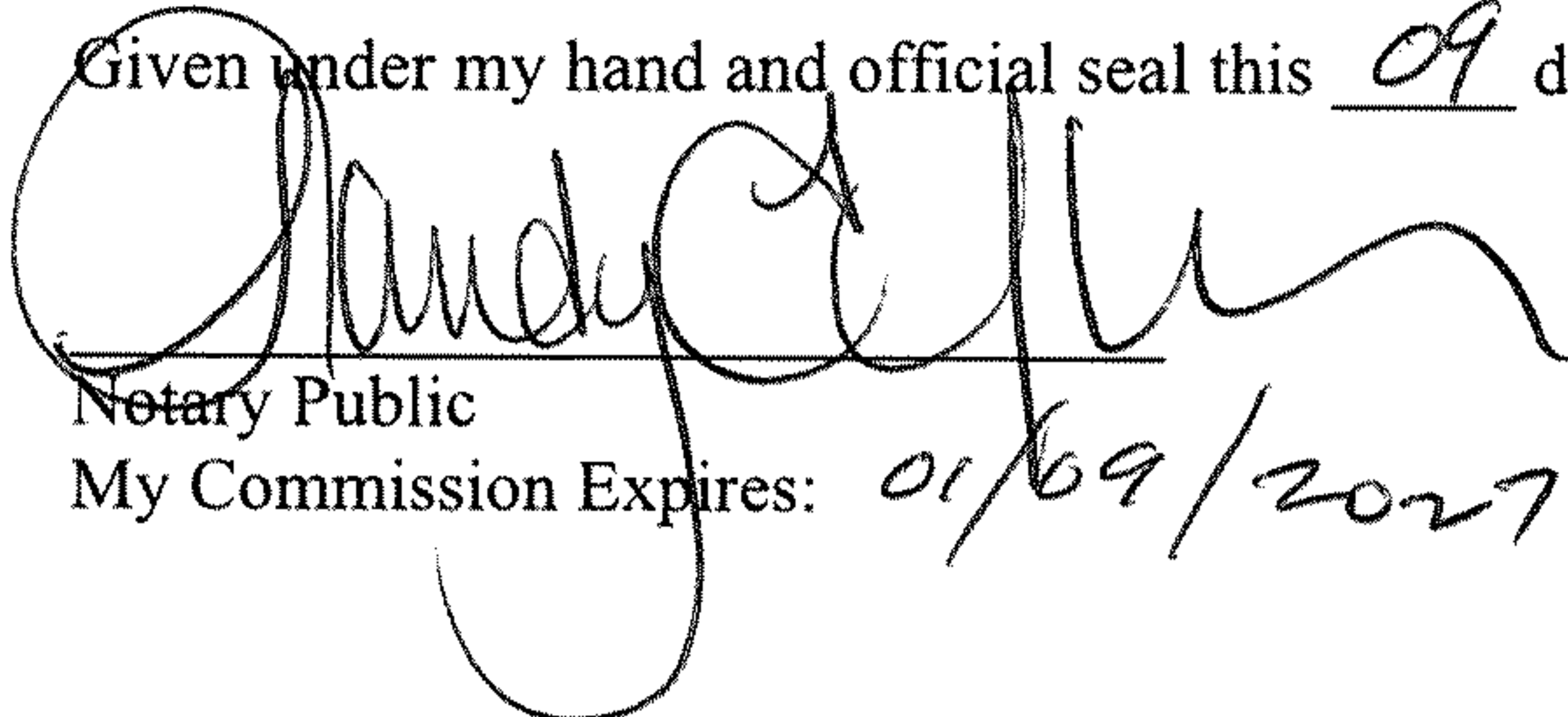
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 09 day of October 2024.


John David Hutchinson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John David Hutchinson 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 on the day the same bears date.

Given under my hand and official seal this 09 day of October, 2024.


Notary Public
My Commission Expires: 01/09/2027

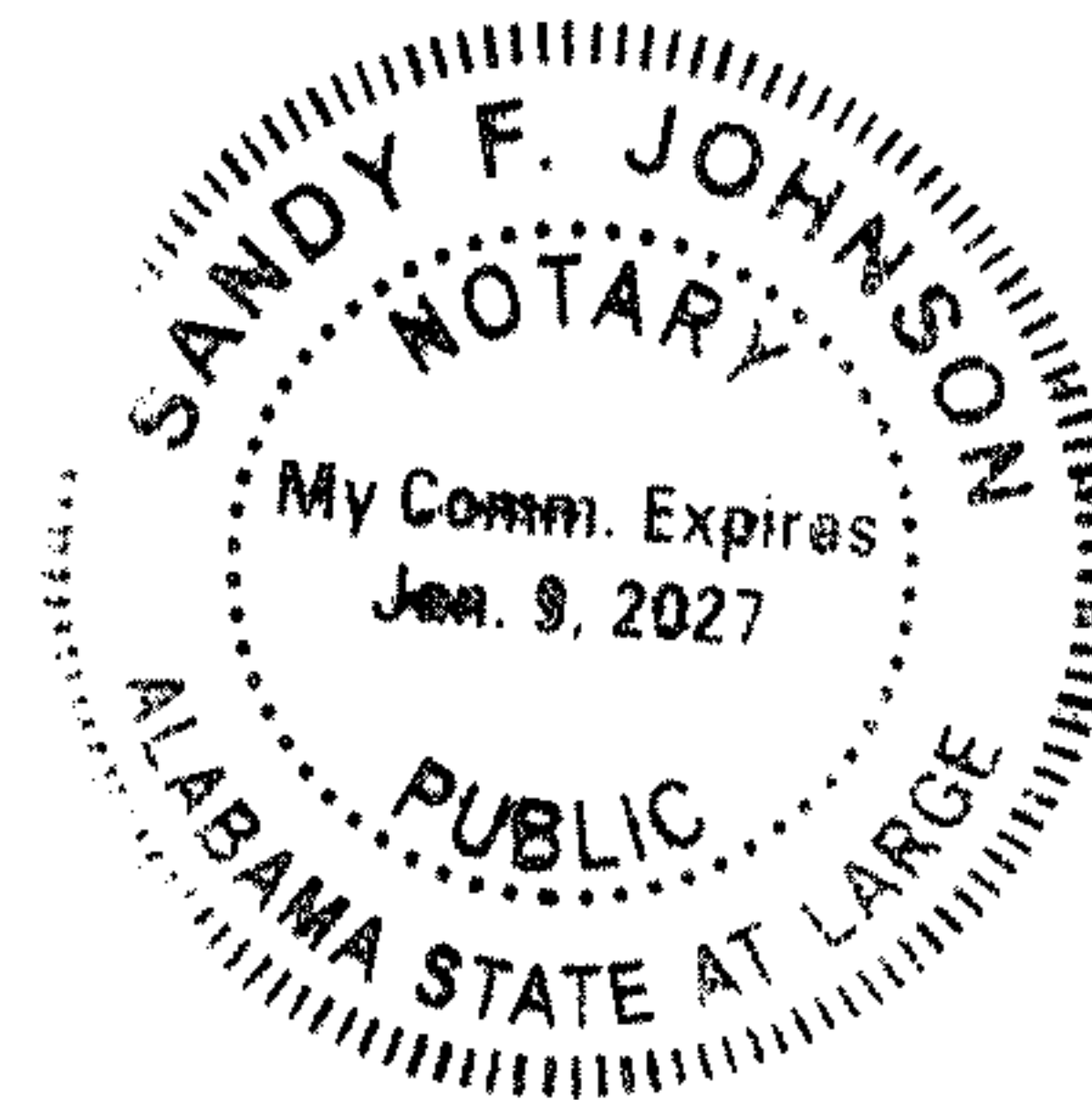
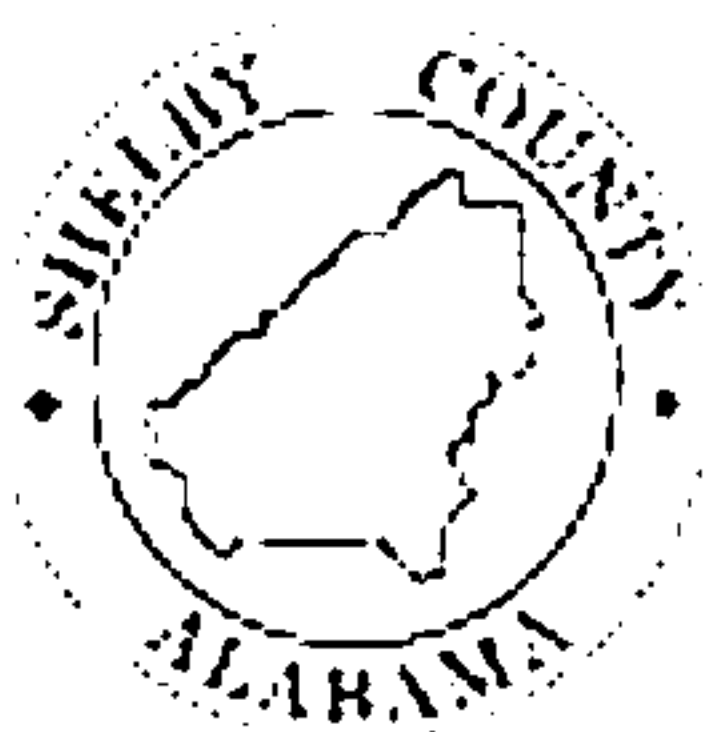


EXHIBIT A

Property 1:

Lot 17, Block 4, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2024 01:51:37 PM
\$143.00 BRITTANI
20241016000324990

General Warranty Deed - Individual (AL)

Allen S. Bayl