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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Luke Nathaniel Martin & Kaylin Anna Martin 10 Dunwar Drive Calera, AL 35040

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$295,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, CHAMPION PROPERTIES, L.L.C., an Alabama limited liability company (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, LUKE NATHANIEL MARTIN and KAYLIN ANNA MARTIN (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I: Lots 15 & 16, in Block 1, according to the Survey of Dunwar Estates, as recorded in Map Book 3, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except the North 20 Feet of Lot 16.

Parcel II: Lots 27 & 28, in Block 1, according to the Survey of Dunwar Estates, as recorded in Map Book 3, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$265,500.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their 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 its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS\WHEREOF, said Grantor has hereunto set its hand and seal this the 11th day of October, 2024.\

CHAMPION PROPERTIES, L.L.C.

By: Donald Nickerson Lathem, Jr.

Its: Manager/Member

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that DONALD NICKERSON LATHEM, JR., as Manager/Member of CHAMPION PROPERTIES, L.L.C., an Alabama limited liability company, 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 Manager/Member, and with full authority, executed the same voluntarily on behalf of the company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of October 2024.

NOTARY PURLIC

My commissión expires:

MALCOLM STEWART MCLEOD NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

## Real Estate Sales Validation Form

	This Document must be filed in accord	ance with Code of Alabama 1975, Section 40-22-1	
Grantor's Name	CHAMPION PROPERTIES, LLC	LUKE NATHANIEL MARTIN an Grantee's Name <u>KAYLIN ANNA MARTIN</u>	nd 
Mailing Address	10 DUNWAR DRIVE CALERA, AL 35040	Mailing Address 10 DUNWAR DRIVE  CALERA, AL 35040	
Property Address	10 DUNWAR DRIVE CALERA, AL 35040	Date of Sale October 15, 2024	
		Total Purchase Price <b>\$295,000.00</b>	
		or Actual Value  or  or  Assessor's Market Value\$	
	e or actual value claimed on this form of documentary evidence is not require	an be verified in the following documentary evidence: (check	- L
Bill of SaleSales Contract X_Closing State		Appraisal Other	
If the conveyance of this form is not r		ntains all of the required information referenced above, the fil	ling
	in	structions	
Grantor's name an current mailing add		of the person or persons conveying interest to property and th	eir
Grantee's name ar conveyed,	nd mailing address - provide the name	of the person or persons to whom interest to property is being	9
	the physical address of the property berty was conveyed.	eing conveyed, if available. Date of Sale - the date on which	
Total purchase prid the instrument offe		ase of the property, both real and personal, being conveyed b	Э <b>у</b>
Actual value - if the instrument offered current market value	for record. This may be evidenced by	ue of the property, both real and personal, being conveyed by an appraisal conducted by a licensed appraiser or the assess	y the or's
valuation, of the pr	operty as determined by the local offic	the current estimate of fair market value, excluding current usual charged with the responsibility of valuing property for properted pursuant to <u>Code of Alabama 1975</u> § 40-22-1(h).	
further understand		formation contained in this document is true and accurate. I his form may result in the imposition of the penalty indicated i	in

Date
Unattested

Cycrified by)

Filed and Recorded

Print Malcolm S. McLeod

Sign

Grantor/Grantee/Owner(Agent) circle one

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Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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