

Send Tax Notice to:  
Hunter Champion and Bethany  
Champion  
414 Chase Plantation Pkwy.  
Birmingham, AL 35244

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-493**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)** 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

**Kristen Marianne Clancy Jenkins, Personal Representative of The Estate of Thomas Leroy Clancy, Jr., deceased, Shelby County Probate Case No. PR-2024-000651** (herein referred to as “Grantor,” whether one or more), whose mailing address is

912 Highland Rd, Homewood, AL 35209

by **Hunter Champion and Bethany Champion** (herein referred to as “Grantee,” whether one or more), whose mailing address is

414 Chase Plantation Pkwy., Birmingham, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **414 Chase Plantation Parkway, Birmingham, AL 35244**, 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.

**\$220,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**Thomas Leroy Clancy, Jr. is one and the same person as Thomas Clancy, Grantee in that certain deed filed at Instrument No. 20030905000596080.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 5 day of February, 2025

The Estate of Thomas Leroy Clancy, Jr., deceased, Shelby County Probate Case No. PR-2024-000651

By: Kristen Marianne Clancy Jenkins, PR  
Kristen Marianne Clancy Jenkins, Personal Representative

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kristen Marianne Clancy Jenkins, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Thomas Leroy Clancy, Jr., deceased, Shelby County Probate Case No. PR-2024-000651**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Thomas Leroy Clancy, Jr., deceased, Shelby County Probate Case No. PR-2024-000651**, executed the same voluntarily on the day the same bears date.

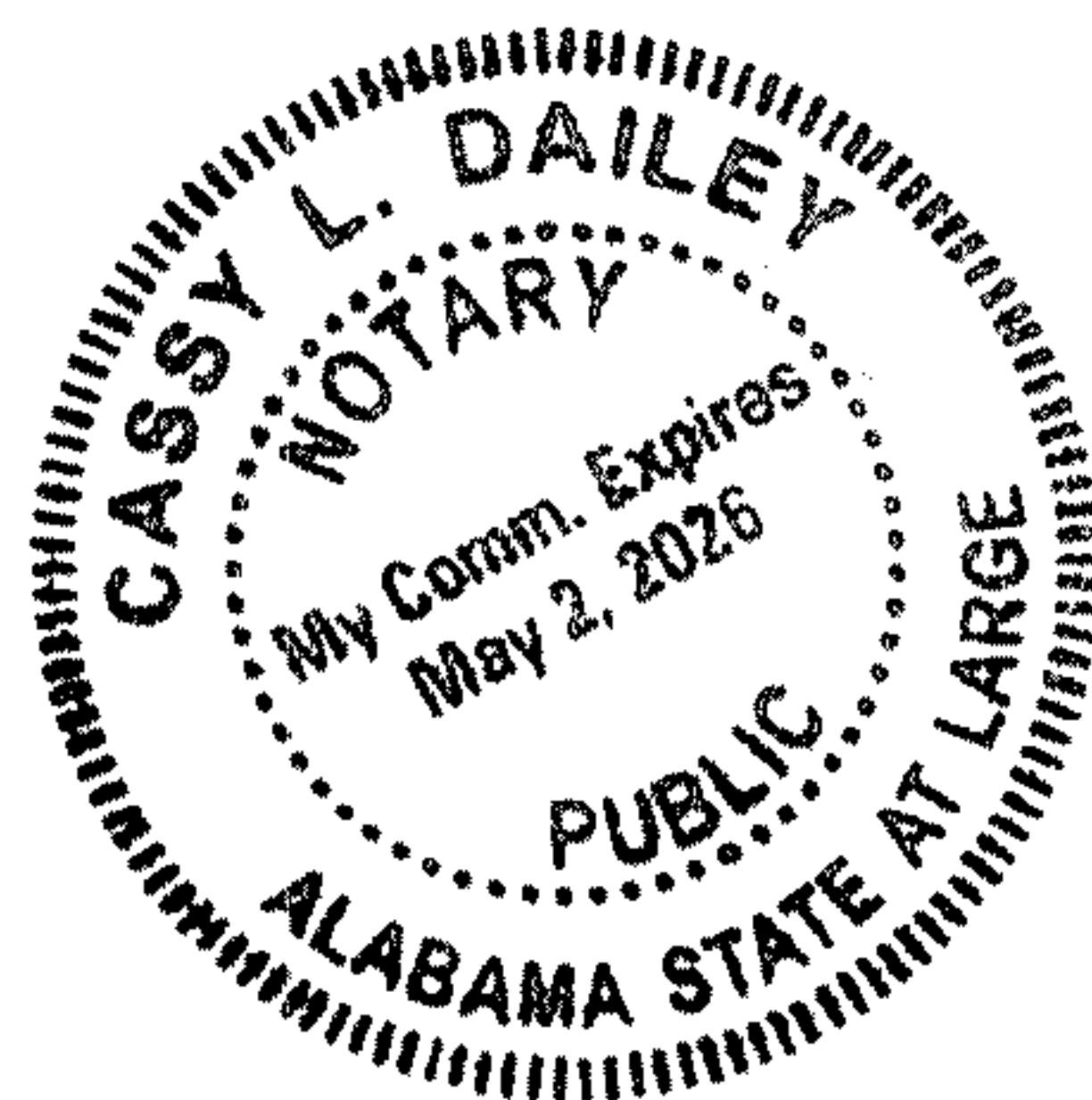
Given under my hand and official seal this 5 day of February, 2025

Cassy L. Dailey

Notary Public

Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 14, according to the Survey of Chase Plantation, Fourth Sector, as recorded in Map Book 9, Page 156, A & B, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/19/2025 11:57:06 AM**  
**\$84.00 BRITTANI**  
**20250219000049050**

*Allen S. Bayl*