

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 23rd day of June, 2025.

CHAMPION PROPERTIES, L.L.C.


By: Donald Nickerson Lathem, Jr.
Its: Managing Member

STATE OF ALABAMA)

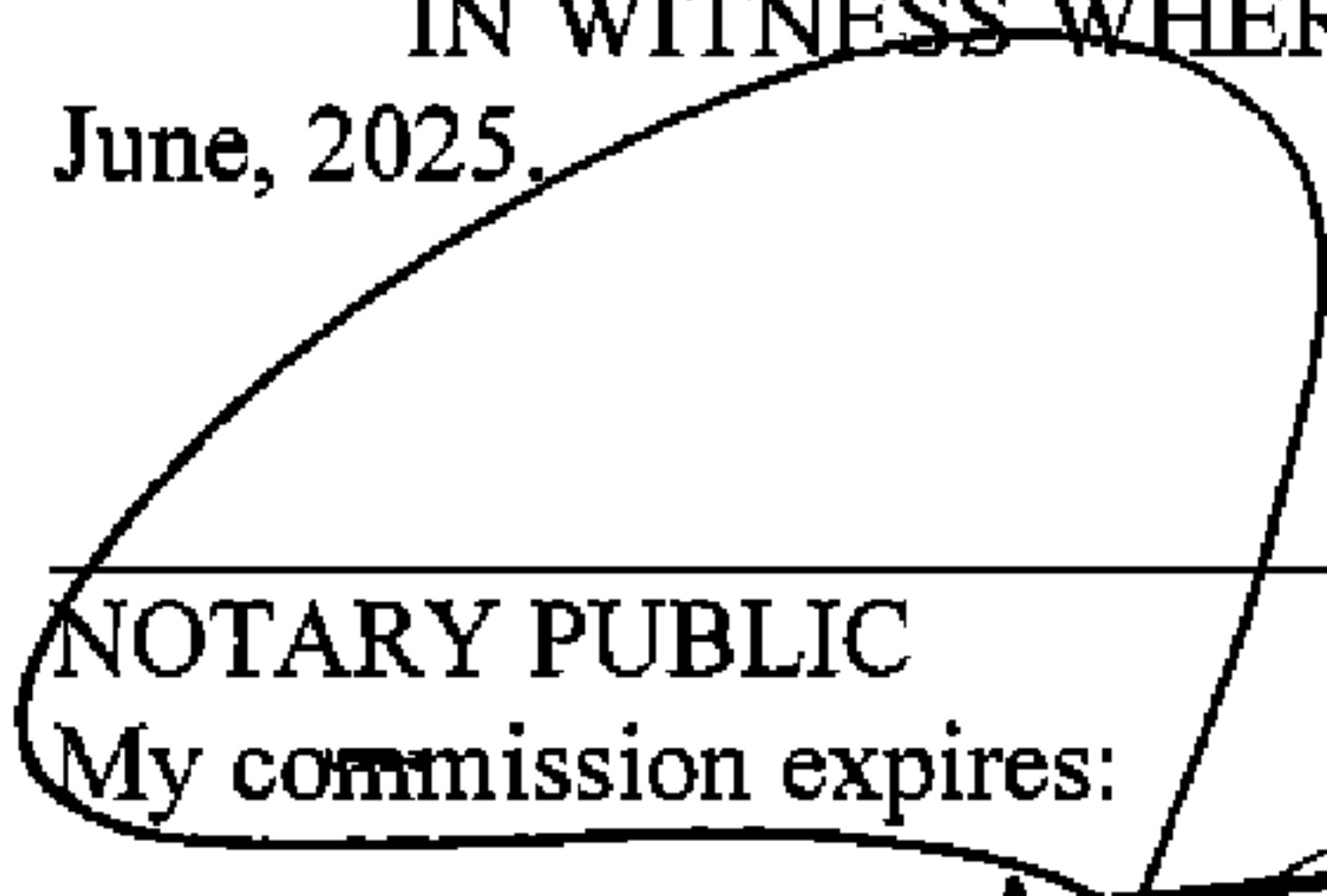
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DONALD NICKERSON LATHEM, JR., as Managing 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 Managing 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 23rd day of June, 2025.

NOTARY PUBLIC

My commission 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 accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>CHAMPION PROPERTIES, LLC</u>	Grantee's Name	<u>DANIEL JOSEPH PARKS, JR. and ARLENE ICASIANO PARKS</u>
Mailing Address	<u>513 OVERHILL DR PELHAM, AL 35124</u>	Mailing Address	<u>6072 LOBLOLLY LN TUSCALOOSA, AL 35405</u>
Property Address	<u>513 OVERHILL DR PELHAM, AL 35124</u>	Date of Sale	<u>June 23, 2025</u>
		Total Purchase Price	<u>\$297,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 June 23, 2025

Print Malcolm S. McLeod

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 250389



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2025 08:07:31 AM
\$325.00 BRITTANI
20250625000192660

Form RT-1
Alabama 08/2012 LSS

Allen S. Bayl