20250625000192660 06/25/2025 08:07:31 AM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. McLeod & Associates, LLC 1980 Braddock Drive Hoover, AL 35226	Send Tax Notice to: Daniel Joseph Parks, Jr., & Arlene Icasiano Parks 6072 Loblolly Ln. Tuscaloosa, AL 35405
STATE OF ALABAMA	) TOTATE STITUTE DICTOR OF STIDAMADEUM
COUNTY OF SHELBY	) JOINT WITH RIGHT OF SURVIVORSHIP ) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY-SEVEN THOUSAND AND NO/100 DOLLARS (\$297,000.00) 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, DANIEL JOSEPH PARKS, JR., and ARLENE ICASIANO PARKS (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:

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.

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

\$297,000.00 of the above-recited consideration is being paid in cash.

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 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.

	ins bocament mast be med in accor	DANIEL JOSEPH PARKS, JR. and
Grantor's Name	CHAMPION PROPERTIES, LLC	Grantee's Name ARLENE ICASIANO PARKS
Mailing Address	513 OVERHILL DR PELHAM, AL 35124	Mailing Address 6072 LOBLOLLY LN TUSCALOOSA, AL 35405
Property Address	513 OVERHILL DR PELHAM, AL 35124	Date of Sale June 23, 2025
		 Total Purchase Price <b>\$297,000.00</b>
		or Actual Value \$
		Or
		Assessor's Market Value <u>\$</u>
•	e or actual value claimed on this form of documentary evidence is not requ	can be verified in the following documentary evidence: (check ired)
Bill of Sale		Appraisal
Sales Contra X_Closing State		Other
If the conveyance of this form is not a	•	contains all of the required information referenced above, the filing
		nstructions
Grantor's name an current mailing add	_	e of the person or persons conveying interest to property and their
Grantee's name au conveyed.	nd mailing address - provide the nam	e of the person or persons to whom interest to property is being
	the physical address of the property erty was conveyed.	being conveyed, if available. Date of Sale - the date on which
Total purchase priether instrument offer	• • • • • • • • • • • • • • • • • • •	chase of the property, both real and personal, being conveyed by
	for record. This may be evidenced b	value of the property, both real and personal, being conveyed by the yan appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local off	ed, the current estimate of fair market value, excluding current use icial charged with the responsibility of valuing property for property lized pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		information contained in this document is true and accurate. In this form may result in the imposition of the penalty indicated in
Date June 23, 2	025	Print Malcolm S. McLeod
Unattested	(verified by)	Sign (Grantor/Grantee/Owner/Agent) circle one
	Filed and Reco	rded
	Official Public Judge of Proba Clerk	Records te, Shelby County Alabama, County
File 250389	Clerk Shelby County,	AL Form RT-1

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**\$325.00 BRITTANI** 

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