

SEND TAX NOTICE TO:

Bryon Montalbano
107 Chestnut Forest Circle
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeff Champion (aka Jeffery S. Champion), a married man, and James R. Logan, an unmarried man**, whose address is 213 Scenic Lake Cv, Alabaster, AL 35114

(hereinafter "Grantor", whether one or more), by **Bryon Montalbano**, whose address is 107 Chestnut Forest Circle, Helena, AL 35080 (hereinafter "Grantee", whether one or more), 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 estate situated in Shelby County, Alabama, **the address of which is 3562 Westover Road, Westover, AL 35147 to-wit:**

From the SE corner of the SW 1/4 of the SE 1/4, Section 22, Township 19 South, Range 1 East, run West along the south boundary of said 1/4 - 1/4 section a distance of 288.61 feet; thence right 90 deg. 16 min. a distance of 12.31 feet to the point of beginning; thence continue a distance of 219.01 feet; thence left 95 deg. 23 min. a distance of 199.76 feet; thence left 83 deg. 57 min. a distance of 264.49 feet; thence left 107 deg. 21 min. along the north R/O/W line of U.S. Highway 280 a distance of 143.98 feet; thence left 2 deg. 52 min. still along the R/O/W line of U.S. Highway 280 a distance of 68.00 feet to the point of beginning.

Parcel #: 08 5 22 0 001 040.000

For informational purposes: 3562 Westover Road, Westover, AL 35147 is also known as 3562 Westover Road, Sterrett, AL 35147.

Jeff Champion is one and the same person as Jeffery S. Champion.

The subject property conveyed herein does not constitute the homestead of the Grantor, Jeff Champion (aka Jeffery S. Champion), nor the homestead of his respective spouse.

Jeff Champion (aka Jeffery S. Champion) and James R. Logan are the devisees of the Estate of Clara B. Champion, deceased, Shelby County, Alabama Probate Case No. PR-2017-000542.

Clara B. Champion, deceased (Shelby County, Alabama Probate Case No. PR-2017-000542), was one and the same person as Clara Champion, grantee in that certain deed recorded on 03/10/1977 in Deed Book 304 Page 137 (Inst. # 19770310000021750), in the Probate Office of Shelby County, Alabama.

Clara Champion (aka Clara B. Champion), having died on or about July 20, 2017, was the surviving grantee of that certain deed recorded on 03/10/1977 in Deed Book 304 Page 137 (Inst. # 19770310000021750), in the Probate Office of Shelby County, Alabama; the other grantee, Jesse Champion, having died on or about July 13, 1992. Clara Champion (aka Clara B. Champion) and Jesse Champion were a married couple at the time of death of Jesse Champion, and there were no decrees of divorce or annulment issued during their marriage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of July, 2025.


Jeff Champion (aka Jeffery S. Champion)



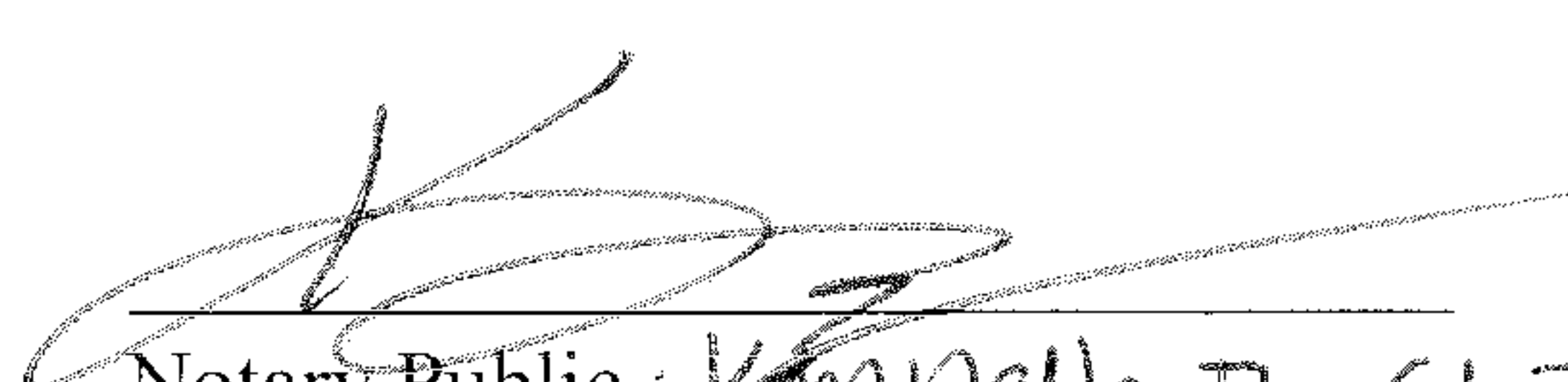
Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2025 12:38:47 PM
 \$100.00 KELSEY
 20250711000210410


James R. Logan

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jeff Champion (aka Jeffery S. Champion) and James R. Logan** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2025.


 Notary Public: **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**

