

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Velma E. Griffin
61 Rich Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20141006000312080 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
10/06/2014 10:30:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and NO/00 DOLLAR (\$1.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Mary Louise Jones Champion, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Velma E. Griffin, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2 and 6 of the Champion Family Subdivision, as recorded in Map Book 44, Page 66, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to an easement for ingress, egress and utilities described as follows: A 20 foot in width easement for ingress and egress, being 10 feet either side of the following described centerline of an existing driveway: Commencing at an existing 1" crimp top pipe at the intersection of the Westerly right of way of Bradley Road and the South line of the NE ¼ of the SE ¼ of said Section 33; thence Northeasterly along said Bradley Road, a distance of 121.44 feet to the centerline of said existing driveway and the point of beginning of said easement; thence North 68 deg. 02 min. 04 sec. West, a distance of 445.25 feet; thence North 53 deg. 27 min. 04 sec. West, a distance of 140.96 feet; thence South 47 deg. 36 min. 45 sec. West, a distance of 15.61 feet to the end point of said centerline of easement.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of October, 2014.

Mary Louise Jones Champion
Mary Louise Jones Champion

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Louise Jones Champion, who 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2014.

Shelby County, AL 10/06/2014
State of Alabama
Deed Tax: \$68.00

William R. Justice
Notary Public

My Commission Expires: 9/12/15

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

