

THIS INSTRUMENT PREPARED BY:

1878

Send Tax Notice To:

John R. O'Brien

2513 Marcal Road

Birmingham, AL

NAME: William H. Halbrooks, Attorney

Suite 820 Independence Plaza

ADDRESS: Birmingham, AL 35209

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Seven Thousand Five Hundred Eighty One & no/100-DOLLARS and the assumption of the mortgage herein:

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Kenneth Champion and wife, Louise H. Parker Champion

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John R. O'Brien

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

A part of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows: Commence at the Southwest corner of said quarter quarter section, thence East along the South line of same a distance of 560.22 feet to the point of beginning of the property being described, thence continue along last described course a distance of 149.78 feet to a point, thence 64 degrees 46 minutes left and northeasterly a distance of 304.65 feet to point, thence 54 degrees 03 minutes left and northwesterly a distance of 269.16 feet to a point on curve to the right having a central angle of 55 degrees 53 minutes a radius of 188.53 feet and tangent of 99.99 feet, thence 84 degrees 47 minutes left to chord and along the arc of said curve a distance of 97 feet to a point of tangency of same curve, thence continue along said tangent a distance of 72.99 feet to a point, thence 82 degrees 21 minutes left and southerly a distance of 461.83 feet to point of beginning, being situated in Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Jackson Company as recorded in Real Vol. 394, page 605, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Louise H. Parker Champion is one and the same person as Louise H. Parker

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, that I (we) 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 31 day of October, 1983.

STATE OF ALA. SE 187 DO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 NOV -8 AM 9:16

Need Tax 28.00

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

James Kenneth Champion (Seal)

Louise H. Parker Champion (Seal)

Notary Public (Seal)

Notary Public (Seal)

Notary Public (Seal)

Notary Public (Seal)

Notary Public (Seal)

Notary Public (Seal)

Notary Public (Seal)

STATE OF ALABAMA
Monongalia COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Kenneth Champion and wife, Louise H. Parker Champion 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 Notary Public Seal this 31 day of October, 1983 A. D., 19

State of West Virginia
County of Monongalia
My Comm. Expires 2/18/84