

1390

SEND TAX NOTICE TO:

(Name) Jacob B. Champion, III  
5214 Heatherhedge Circle  
 (Address) Birmingham, ALabama 35242

This instrument was prepared by  
Dale Corley  
 (Name) 2100 SouthBridge Pkwy. Suite 650  
Birmingham, AL 35209  
 (Address) \_\_\_\_\_

Form TICOR 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Tommy R. Brock, Jr. and Etta J. Brock

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jacob B. Champion, III and wife Beccy J. Champion

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 36, Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67 in the  
 Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, existing easements, restrictions, set back lines,  
 reservations, and limitations, if any, of record.

1. Deed Tax	\$ <u>25.00</u>	<u>25.00</u>
2. Mtg. Tax	_____	<u>2.50</u>
3. Recording Fee	<u>2.50</u>	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>	<u>28.50</u>
TOTAL	<u>28.50</u>	

\$100,000.00 of the purchase price recited above was paid from a mortgage loan  
 closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 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 hand(s) and seal(s), this 4th

day of November, 1988.

WITNESS:

Christina Gannas

Kevin A. Pickery

STATE OF ALABAMA }  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

Tommy R. Brock, Jr. (Seal)

Etta J. Brock (Seal)

Etta J. Brock (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Tommy R. Brock, Jr. and wife, Etta J. Brock  
 whose name s are 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 4th day of November, A.D., 1988

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 1, 1992

APPETX SEAT

Facey M. Ducola  
 Notary Public.

BOOK 219 PAGE 44