

THIS INSTRUMENT PREPARED BY DALE N. RICHEY, STATE DIRECTOR, FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, ROOM 717, ARONOV BUILDING, 474 SOUTH COURT STREET, MONTGOMERY, AL 36104

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, for and in consideration of the sum of Thirty Eight Thousand and No/100 Dollars, (\$38,000.00), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Michael S. Champion and wife Patricia L. Champion, as joint tenants with the right of survivorship, all its rights, title, claim, interest, equity and estate in and to the following described lands lying in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast corner of the NE1/4 of the SE1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence Westerly along the North line of said 1/4-1/4 line 321.73 feet to a point; thence 89 degrees 04 minutes right 129.61 feet to the point of beginning of the property being described; thence continue along last described course 299.08 feet to a point; thence 100 degrees 06 minutes left 120.0 feet to a point; thence 79 degrees 54 minutes to the left 278.04 feet to a point; thence 90 degrees 0 minutes left 118.14 feet to the point of beginning, containing 0.78 acres and being marked on the corners with iron pins as shown on the plat. Situated in Shelby County, Alabama.

SUBJECT TO: Redemption Rights in accordance with Section 6-5-230, Code of Alabama, which redemption rights expire on April 16, 1993.

Subject, however, to all easements and rights-of-way upon, across or through the above-described lands as heretofore have been granted by the United States of America or its predecessors in title.

TO HAVE AND TO HOLD the same unto the said grantees and, upon the death of either of them, then to the survivor, and to the heirs and assigns of such survivor, in fee simple, forever.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

IN TESTIMONY WHEREOF, the United States of America has caused these presents to be executed this 1st day of October, 1992, pursuant to the authority contained in Title 7, Code of Federal Regulations, Part 1800.

UNITED STATES OF AMERICA

By: 

DALE N. RICHEY

State Director

Farmers Home Administration

United States Department of Agriculture

Inst # 1992-23429

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STATE OF ALABAMA)
)
COUNTY OF MONTGOMERY)

ACKNOWLEDGEMENT

I, SHERRIE S. PERDUE, a Notary Public in and for said County in said State, hereby certify that DALE N. RICHEY, whose name as State Director of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of October, 1992.


Notary Public
State of Alabama at Large

(NOTARIAL SEAL)

My Commission Expires: August 14, 1995

*Rt 1, Box 297 D.
P.O. Box 132
Hapeville, Al. 35078*

Inst # 1992-23429

10/14/1992-23429
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 47.00