

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Thousand and No/100 Dollars (\$10,000.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, We, Charles Champion and wife, Sandra Champion, (herein referred to as grantor), whether one or more, grant, bargain, sell and convey unto Tina Leigh Conn, a married woman (herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW1/4 of the NW1/4 of Section 27, Township 19, Range 1 East, described as beginning at the Northeast corner of said 40 acres and run South 160 feet to the South right of way line of the Florida Short Route Highway, thence West along said highway right of way 241 feet to the point of beginning, thence South 210 feet, thence West and Parallel with said highway 69 feet, thence North 210 feet to the said highway right of way, thence East 69 feet to the point of beginning.

Also, begin at the NE corner of the NW1/4 of the NW1/4 of Section 27, Township 19, Range 1 East, thence South 160 feet to the South margin of the Florida Short Route Highway right of way, run West 310 feet to the point of beginning, thence South 150 feet, thence West 123 feet, thence North 150 feet, thence East 123 feet to the point of beginning, being 1/2 acre more or less.

Also, begin at the NE corner of the NW1/4 of the NW1/4 of Section 27, Township 19, Range 1 East, thence South 160 feet to the South margin of the Florida Short Route Highway right of way, run West 310 feet to the point of beginning, thence South 150 feet to a point, thence West 123 feet to a point, thence North 50 feet to a point, thence East 123 feet to the point of beginning. Containing .14 acres, more or less.

Also, begin at the NE corner of said 40 and run South along the East line of said 40 acres 160 feet more or less to the South right of way line of the Florida Short Route Highway, thence along the same West 191 feet to the point of beginning of lot herein described, thence continue West along the said right of way line 50 feet to the NE corner of Cobb Lot, thence South along the East line of Cobb Lot 210 feet, thence East and parallel with Highway right of way line 50 feet, thence North and parallel with the East line of Cobb Lot 210 feet to the point of beginning.

09/21/1994-28752
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 23.50

Inst # 1994-28752

Subject to easements and restrictions of record.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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

And I do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 21st day of September, 1994.

Charles Champion (SEAL)

Sandra Champion (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Champion and wife, Sandra Champion, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 on this the 21st day of September, 1994.

J. Powers
Notary Public
My Commission Expires: 8-14-95

Send Tax Notice To:
Tina Leigh Conn
P.O. Box 2157
Sylacauga, AL 35051

This instrument was prepared by
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

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