

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Tonya Harrell
610 E Boundary Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of sixty-one thousand, eight hundred dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Mary Champion Bruce, a married woman, of 1029 Winchester Drive, Birmingham, AL 35235; Barney E Champion, Jr a married man, of 3468 Indian Lake Circle, Pelham, AL 35080; and Barbara Champion Middlebrooks, a married woman, of 1821 20th St, Calera, AL 35040, being all the heirs at law of our mother, Loraine Dailey Champion, do grant, bargain, sell, and convey unto Tonya Marie Downs Harrell and Donald Randolph Harrell, of 610 East Boundary Street, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lots 1 and 2 of Block 52 of Reynolds Addition to the Town of Montevallo, Alabama, a map or plat of said subdivision being recorded in Map Book 3 at page 37, Office of Judge of Probate of Shelby County, Alabama, the parcel herein conveyed being more particularly described as follows:

Begin at the SW corner of Lot 1 of Block 52 of said subdivision and run thence northeasterly along the S or E boundary of East Boundary Street 150 feet to the NW corner of Lot 2 of said Block 52; thence turn 90° right and run along the N or NE line of said Lot 2 122 feet; thence turn 90° right and run 150 feet to a point on the N or E boundary of Shelby Street; thence turn 90° right and run along said N or E boundary of Shelby Street 122 feet to the point of beginning, according to a survey of Frank W Wheeler dated April 25, 1963.

Source of title: a deed from B B Curry et al to Barney E Champion executed 29 April 1963 and recorded November 12, 1963 at deed book 228, pages 37-40. Barney Champion survived his parents and died testate in 1987, leaving his entire estate to his widow, Loraine Dailey Champion, who survived her parents and died intestate in 1994. Grantors herein are all the children either ever had.

12/19/1994-36859
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.50

Mike A.

Inst # 1994-36859

The conveyed property forms no part of nor adjoins the homestead of any grantor herein.
Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this December 1994.

Witness:

Mary Champion Bruce (Seal)
Mary Champion Bruce

Barney E. Champion, Jr (Seal)
Barney E. Champion, Jr

Barbara Champion Middlebrooks (Seal)
Barbara Champion Middlebrooks

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Mary Champion Bruce, Barney E. Champion, and Barbara Champion Middlebrooks, whose names are signed to the foregoing conveyance, and who are (made) 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 December 1994.


Notary public

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