

Send tax notice to:

H. Michael Graham
Graham & Company, Inc.
% Champions, L.L.C.
2200 Woodcrest Place, Suite 210
Birmingham, AL 35209

This instrument was prepared by:

William S. Dodson, Jr.
Woodcrest Services, Inc.
2200 Woodcrest Place, Suite 200
Birmingham, AL 35209

STATE OF ALABAMA }
JEFFERSON COUNTY }

1995-31935

GENERAL WARRANTY DEED

11/06/1995-31935

10:23 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, BY COUNTY JUDGE OF PROBATE
002 SNA 176.00

That in consideration of One-Hundred Sixty-Five Thousand and No/100's Dollars (\$165,000) in hand paid to Ronald P. Buffington and Rick A. Sizemore (Grantors"), by Champions, L.L.C., Alabama Limited Liability Company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-BA according to a Resurvey of Lots 1-B of Resurvey of Lots 1-A of Resurvey of Lot 1 B & S Subdivision as recorded in Map Book 13, page 143 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever; subject, however, to the following:

1. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Volume 353, page 680, in the Probate Office of Shelby County, Alabama.
2. Right of Way granted to Alabama Power Company by instrument recorded in Real 48, page 49; Volume 111, page 404; Volume 111, page 406 and Volume 136, page 312, in the Probate Office of Shelby County, Alabama.

Grantors do for themselves and their heirs, executors and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set forth hereinabove, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, executors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed these presents this the 3rd day of November, 1995.

Ronald P. Buffington
Ronald P. Buffington

Rick A. Sizemore
Rick A. Sizemore

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and aforesaid county in said state, hereby certify that Ronald P. Buffington, an individual, whose name 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 executed the same voluntarily.

Given under my hand and efficiency of this the 3rd day of November, 1995.

Mary Lee Costa
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/7/99

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

Not # 1995-31935
11/06/1995-31935
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 176.00

I, the undersigned, a Notary Public in and aforesaid county in said state, hereby certify that Rick A. Sizemore, an individual, whose name 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 executed the same voluntarily.

Given under my hand and efficiency of this the 3rd day of November, 1995.

Mary Lee Costa
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/7/99