

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

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205/665-5102

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Send Tax Notice to: Jeff Champion and

(Name) Patti Champion

(Address) 1804 Cernwall Rd.

Birmingham, AL 35226

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

SHELBY

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED TWENTY THOUSAND and 00/100---(\$120,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **ROBBIE T. GREEN, an unmarried woman**

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

**JEFF CHAMPION and wife, PATTI CHAMPION**

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Begin at the Southwest corner of the Southeast 1/4 of Section 34, Township 21 South, Range 3 West; thence run East along the South line of the said 1/4 for 670.35 feet; thence turn an angle to the left of 92 degrees 28 minutes 27 seconds and run North for 698.95 feet; thence turn an angle to the right of 92 degrees 22 minutes 37 seconds and run East for 671.90 feet; thence turn an angle to the left of 92 degrees 24 minutes 26 seconds and run North for 591.32 feet; thence turn an angle to the left of 89 degrees 17 minutes 13 seconds and run West for 252.49 feet; thence turn an angle to the right of 08 degrees 34 minutes 50 seconds and run West for 1078.71 feet to a point on the West line of the Southeast 1/4; thence turn an angle to the left of 98 degrees 18 minutes 09 seconds and run South along the West line for 1410.26 feet to the point of beginning.

According to the survey of Steve Gay, Reg. No. 17522, dated October 30, 1997.

**SUBJECT TO:**

Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not yet due and payable until October 1, 1998.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Permit to Alabama Power Company recorded in Real Book 1, Page 336 in Probate Office.

Ingress and Egress to and from caption lands.

Rights of others in and to the use of easement as shown on survey of Steve Gay, dated October 30, 1997.

**11/24/1997-38195**  
**08:42 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th day of NOVEMBER, 19 97

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Robbie T. Green (Seal)  
**ROBBIE T. GREEN**

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

SHELBY

**COUNTY**

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that ROBBIE T. GREEN, an unmarried woman

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears

date. 14th day of NOVEMBER A.D. 19 97

Given under my hand and official seal this 9/13/2001

My Commission Expires

M A S  
Notary Public

Inst # 1997-38195