

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
LORI CHAMPION  
2610 ROYAL CT PELHAM AL  
LOT 25, ROYAL OAKS 35084  
PELHAM, AL 35124

STATE OF ALABAMA}  
Shelby COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND AND NO/100 DOLLARS** (\$30,000.00) to the undersigned grantor or grantors, **HERMAN L. DILLON**, an unmarried man, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **LORI CHAMPION** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 25, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 30,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Herman L. Dillon is the surviving grantee of deed recorded in Instrument #1996-04269, in the Probate Office of Shelby County, Alabama; the other grantee, Delores R. Dillon, having died on or about the 16 day of MARCH, 1998.

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

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said GRANTEEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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 said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

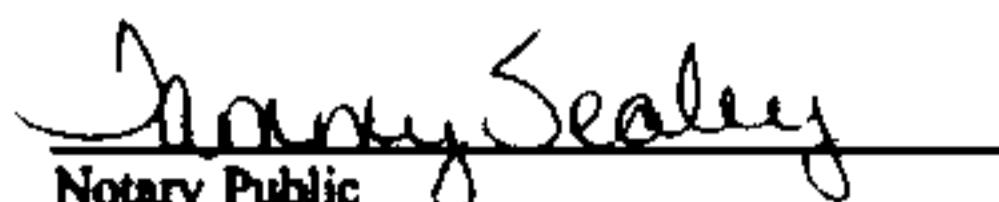
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 30 day of October, 1998.

  
HERMAN L. DILLON

STATE OF S.C.  
Horry COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HERMAN L. DILLON, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30 day of October, 1998.

  
Notary Public

My Commission Expires: 6-5-07

11/20/1998-46255  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.50