

This instrument was prepared by:

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To: Russell L. Pickering
name

1408 Gables Drive
address
Birmingham, Alabama 35244

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY TWO THOUSAND TWO HUNDRED TWENTY FIVE AND NO/100-----
-----DOLLARS (\$82,225.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I
or we, Cathy P. Champion and husband, Michael S. Champion

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Russell L. Pickering

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

See Attached Exhibit "A"

Cathy Lynn Pickett and Cathy P. Champion is one and the same person.

Inst # 1999-37280

09/03/1999-37280
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 199 13.50

\$ 79,758.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 31st
day of August, 19 99

_____(Seal)
_____(Seal)
_____(Seal)

Cathy P. Champion (Seal)
Cathy P. Champion
Michael S. Champion (Seal)
Michael S. Champion (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for the said County, in said State, hereby certify that
Cathy P. Champion and husband, Michael S. Champion
whose name(s) are signed to the foregoing conveyance, and who are 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 hands and official seal this 31st day of August, A.D., 19 99

Claude M. Moncus

Notary Public

Exhibit "A"

Unit 1408, Building 14, in The Gables, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, page 340 and re-recorded in Real 50, Page 942, Real 165, page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws further amended by Real 189, Page 222, Real 222 page 691, Real 238 page 241, Real 269 page 270, further amended by Eleventh Amendment to Declaration of Condominium, as recorded in Real 284 page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 through 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1999-37280

09/03/1999-37280
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 13.38