

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Loujenia Champion
(Address) 11120 Highway 55
Sterrett, AL 35147

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Dollars (\$100.00) And Other Good And Valuable Consideration
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JEANETTE W. NANCE, an unmarried woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
LOUJENIA CHAMPION
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Beginning at the SE corner of SW ¼ of SW ¼ of Section 15, Township 19 South, Range 1 East, run North along the East boundary of said ¼ - ¼ a distance of 210.00 feet; thence left 90 deg. 00 min. a distance of 258.45 feet to the East R.O.W. line of Shelby County Highway No. 55; thence left 86 deg. 12 min. along said R.O.W. a distance of 210.46 feet; thence left 93 deg. 48 min. a distance of 272.39 feet to the point of beginning.

JEANETTE W. NANCE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED AT INSTRUMENT # 1999-13145, AND THE OTHER GRANTEE, T. J. NANCE HAVING HERETOFORE DECEASED ON AUGUST 19, 1999. THEREFORE, THE HEREINABOVE DESIGNATED GRANTOR IS THE SOLE OWNER OF SUBJECT REAL ESTATE.

Inst # 1999-49125
12/06/1999-49125
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 9.50

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____
day of _____, 19_____
(Seal) Jeanette W. Nance (Seal)
JEANETTE W. NANCE (Seal)
(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 Jeanette W. Nance
whose name(s) 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.
Given under my hand and official seal, this 9th day of November 1999
9/13/2001 My Commission Expires: Notary Public