

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Brian H. Champion
(Address) 106 Mendon Green Rd
Montevallo Ala 35115

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of SEVENTY EIGHT THOUSAND NINE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenny Dale Cost as Personal Representative of the Estate of Norman Gene Schultz
Probate Case No. 40-091
(herein referred to as grantors) do grant, bargain, sell and convey unto
Brian H. Champion and Connie R. Champion

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Lot 4, Block 1, according to the survey of Meadowgreen, as recorded in Map Book 6,
Page 59, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way
and permits of record.

All of the above consideration was paid from a mortgage recorded sumultaneously herewith.

Inst # 2001-03476

01/31/2001-03476
01:52 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMB 12.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of January, 2001.

ESTATE OF NORMAN GENE SCHULTZ
Probate Case No. 40-091

WITNESS:

(Seal)

(Seal)

(Seal)

Kenny Dale Cost P.R. (Seal)
By: Kenny Dale Cost, Personal Representative (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenny Dale Cost, Personal Representative of Estate of Norman Gene Schultz 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 he executed the same voluntarily on the day the same bears date. in his capacity as such Personal Representative.

Given under my hand and official seal this 26th day of January, A. D., ~~19~~ 2001

My Commission Expires: 10/16/04

Notary Public.

MTA