

This instrument was prepared by:  
Patrick F. Smith  
Strickland, Smith & Wagnon  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:  
Champion Properties LLC  
1005 Lakeshore Circle  
Birmingham, AL 35244

## WARRANTY DEED

State of Alabama )

Shelby County ) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Eighty Thousand and No/100ths (\$80,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Thomas Mason Turk and Edelene N. Turk, Husband and Wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Champion Properties LLC** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

**Lot 28, according to the Survey of Kenton, Brant, Nickerson Subdivision as recorded in Map Book 5, Page 53 in the Probate Office of Shelby County, Alabama**

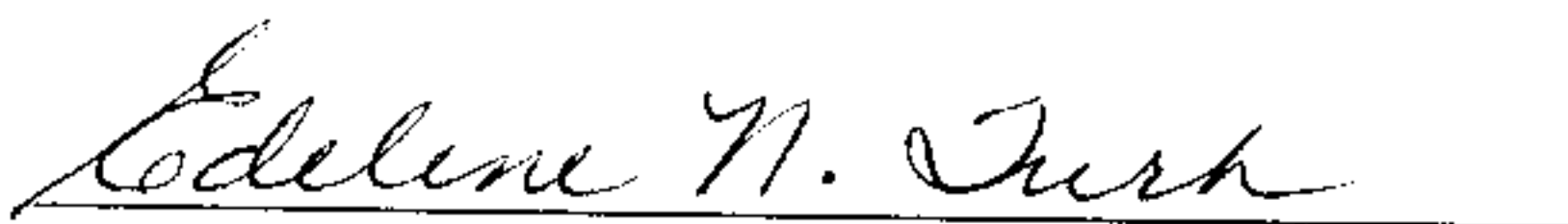
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$0.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said GRANTEE, and grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said GRANTEE, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and grantee's heirs and assigns forever, against the lawful claims of all persons.

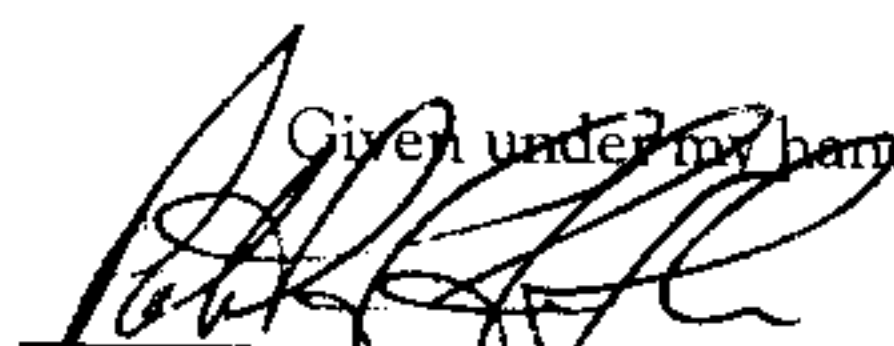
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 18th, 2001

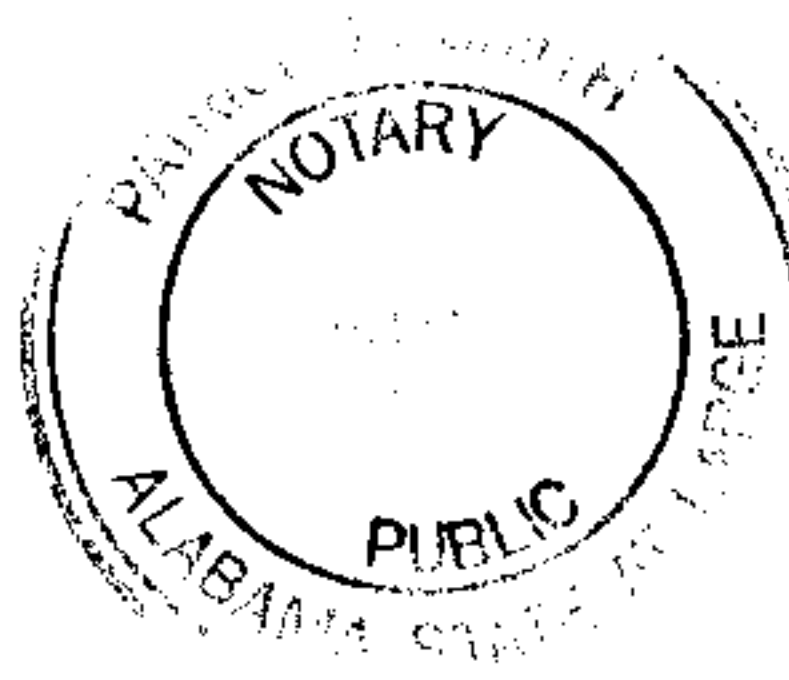
  
Thomas Mason Turk

  
Edelene N. Turk

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Mason Turk and Edelene N. Turk whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

  
Notary Public  
Commission Expires: 10/06/2001



Inst # 2001-31393

07/27/2001-31393  
12:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 91.00