

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Five Thousand Dollars (\$95,000.00) to the undersigned grantor, FRANK W. ELLIOTT, a married man in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said FRANK W. ELLIOTT does grant, bargain, sell and convey unto JEFFERY CHAMPION and SHELLY CHAMPION as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit A for legal description

The above described property is not the homestead of the grantor, Frank W. Elliott, a married man.

Frank W. Elliott is one and the same person as Frank Wade Elliott, F.W. Elliott and Frank W. Elliott, Sr.

Willie Elliott is one and the same person as Willie Mae Elliott.

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this the 4th day of November, 2002.

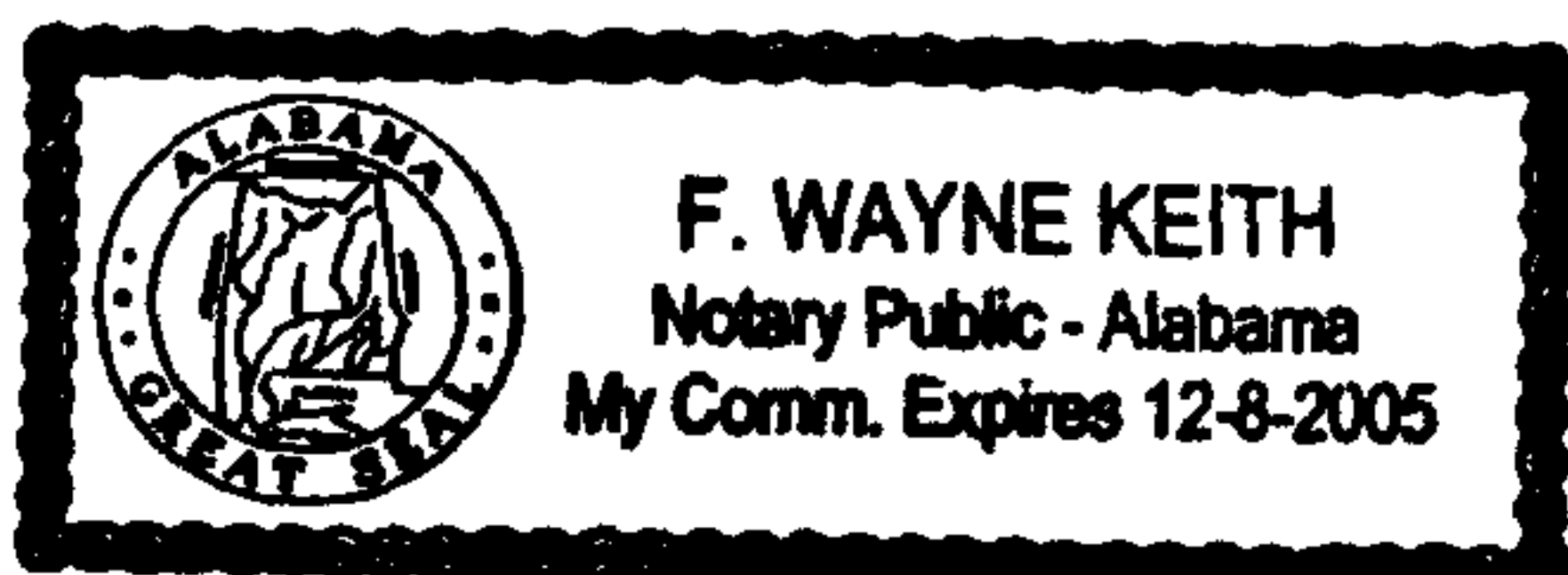
WITNESS:


FRANK W. ELLIOTT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Frank W. Elliott whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of November, 2002.





Notary Public

✓ This instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Jeffery Champion
3981 Westover Road
Harpersville, Alabama 35078

Commencing at a 3 inch capped pipe, said point being the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 2 degrees 06 minutes 08 seconds West along the west boundary line of said quarter-quarter section for a distance of 166.98 feet to the South right of way line of Shelby County Road No. 280; thence South 86 degrees 59 minutes 41 seconds East along said road right of way line for a distance of 65.13 feet to the POINT OF BEGINNING; thence continuing Easterly along said road right of way line a distance of 318.44 feet; thence South 3 degrees 10 minutes 13 seconds West a distance of 210.00 feet; thence South 86 degrees 58 minutes 21 seconds East a distance of 105.00 feet; thence South 87 degrees 00 Minutes East, a distance of 104.97 feet, thence South 3 degrees 05 minutes 05 seconds West a distance of 199.89 feet, thence South 87 degrees 55 minutes 56 seconds East, a distance of 53.87 feet, thence South 70 degrees 53 minutes 23 seconds West, a distance of 111.75 feet; thence South 68 degrees 39 minutes 38 seconds West a distance of 79.26 feet; thence South 61 degrees 24 minutes 37 seconds West, a distance of 183.80 feet; thence South 67 degrees 23 minutes 45 seconds West, a distance of 102.80 feet; thence South 70 degrees 24 minutes 01 seconds West, a distance of 142.34 feet; thence South 52 degrees 23 minutes 05 seconds West, a distance of 55.60 feet; thence North 64 degrees 42 minutes 34 seconds West, a distance of 39.84 feet to the West boundary line of said quarter-quarter section; thence North 2 degrees 06 minutes 08 seconds East along said West boundary line for a distance of 550.39 feet; thence North 25 degrees 42 minutes 49 seconds East, a distance of 162.58 feet to the POINT OF BEGINNING.

Exhibit A

J. W. G. Jr.