

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Prudential Residential Services



20030106000008970 Pg 1/2 261.00
Shelby Cnty Judge of Probate, AL
01/06/2003 09:49:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Seven Thousand Dollars and No/100's-----(\$247,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **WESLEY CHAMPION AND ANNA MARIE CHAMPION**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, ALABAMA:

LOT 84, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 23 PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is 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 we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3 day of October, 2002.

Wesley Champion
WESLEY CHAMPION
Anna Marie Champion
ANNA MARIE CHAMPION

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **WESLEY CHAMPION**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2002.

Wendy Wilkinson Copack
Notary Public

My Commission Expires: 9-14-2003

AFFIX SEAL

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Alabama }
Jefferson COUNTY }

20030106000008970 Pg 2/2 261.00
Shelby Cnty Judge of Probate,AL
01/06/2003 09:49:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **ANNA MARIE CHAMPION**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of Oct, 2002


Notary Public

My Commission Expires: 2-24-06

AFFIX SEAL

AFTER RECORDING RETURN TO: