

This instrument was prepared by
WPC & ASSOCIATES LLC

(Name)
2 OFFICE PARK CIRCLE
SUITE 105

(Address)
BIRMINGHAM ALABAMA 35223

Send Tax Notice To:
JOSEPH F. CHAMPION III
TRACY B. CHAMPION

(Name)
166 CLAIRMONT ROAD
STERRETT, ALABAMA 35147

(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

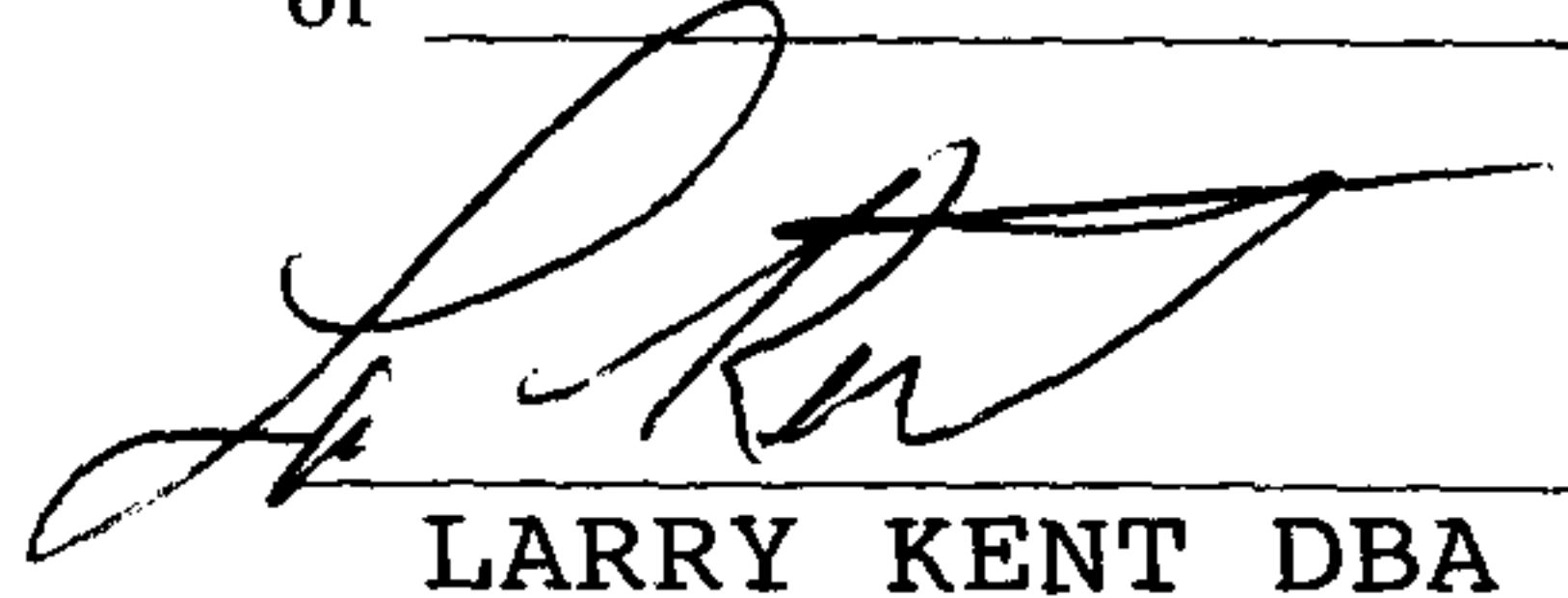
STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TWO HUNDRED AND SEVENTY THOUSAND..... Dollars
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, LARRY KENT DBA LARRY KENTY HOMEBUILDERS, A CORPORATION
(herein referred to as grantors) do, grant, bargain, sell and convey unto
JOSEPH F. CHAMPION III, AND TRACY B. CHAMPION, HUSBAND AND WIFE
(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 121, ACCORDING TO THE SURVEY OF FOREST PARKS 1ST SECTGOR
AS RECORDED IN MAP BOOK 22, PAGE 28, IN THE PROBATE OFFICE
OF SHELBY COUNTY ALABAMA.

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 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 29th day
of JANUARY 2004, 19 .

 _____ (Seal) _____ (Seal)
LARRY KENT DBA
LARRY KENT HOMEBUILDERS CO
_____ (Seal) _____ (Seal)

CORPORATION FORM WARRANTY DEED

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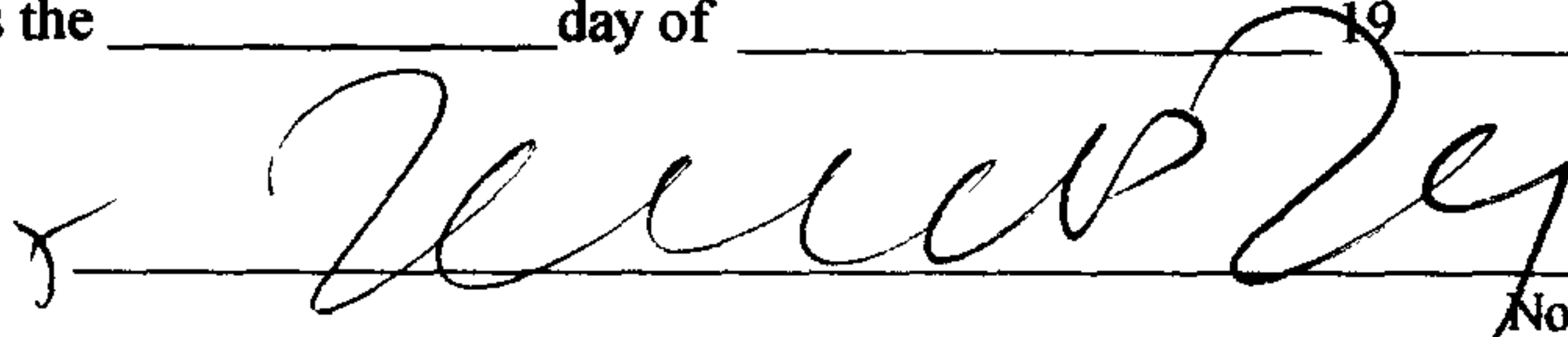
STATE OF ALABAMA

COUNTY OF SHELBY

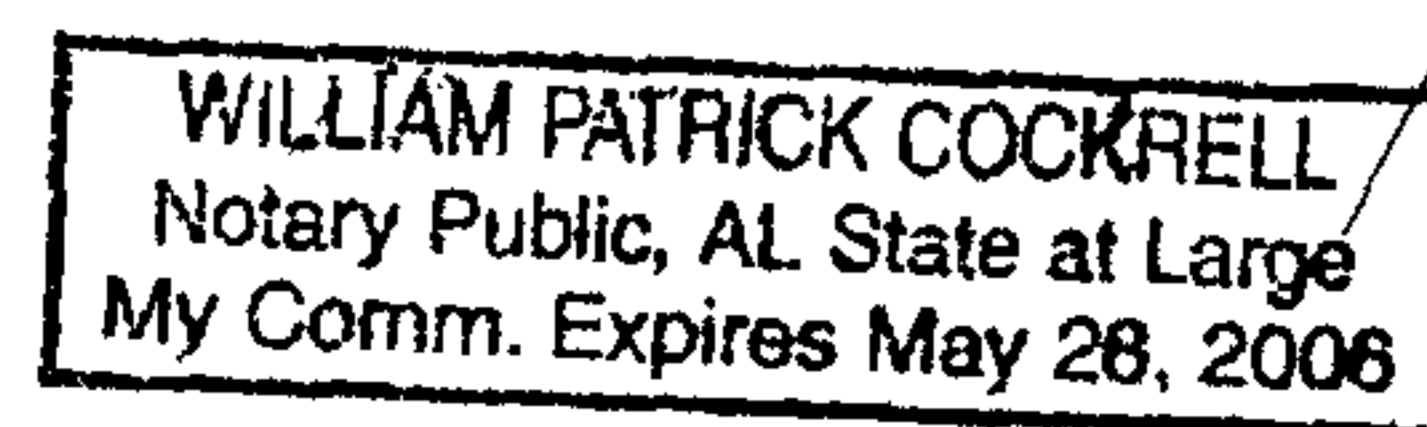
I, WILLIAM PATRICK COCKRELL, a Notary Public in and for said County in said State, hereby certify that
LARRY KENT whose name as

President of LARRY KENT HOMEBUILDERS CO a corporation, 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, as such officer and with full authority, executed the same voluntarily for and the act of said corporation,

Given under my hand and official seal, this the 29 day of JANUARY 2004 19



Notary Public



Return to:

WPC & ASSOCIATES LLC
2 Office Park Circle, Suite 105 TO

BIRMINGHAM, AL 35223

ph 870-0411

fx 870-0311

WARRANTY DEED
(Corporate form)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$ _____

Deed tax \$ _____ \$ _____



Land Title Company of Alabama
600 20th Street, North
Birmingham, Alabama 35203-2601
Tel: (205) 251-2871
www.land-title.net