

This instrument was prepared by:

Grantee's address:
5110 Old Hwy 280
Sterrett, AL 35147

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand Seven Hundred Fifty and no/100 DOLLARS (\$25,750.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned William R. Justice as personal representative of the Estate of Pauline Champion, deceased; Sandra Churchwell, married; Janice Spradlin, married; and Dennis Champion, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Kevin Dean Van Dam (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

That part of Southeast ¼ of Northeast ¼ of Section 29, Township 19 South, Range 1 East, described as follows: Begin where North line of said forty crosses the Pumpkin Swamp public road, run in a Southwest direction along said road 105 feet for a point of beginning; thence Southeast 420 feet along Trull property; thence Southwest 210 feet to Durrough property; thence Northwest 420 feet along Durrough property; thence Northeast along Pumpkin Swamp public road 210 feet to point of beginning. Situated in Shelby County, Alabama.

Subject to permits and rights of way of record.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for 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 they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 7th day of December, 2004.


William R. Justice as personal representative
of the Estate of Pauline Champion


Janice Spradlin


Sandra Churchwell



Dennis Champion

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Justice, whose name as personal representative of the Estate of Pauline Champion 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.

Given under my hand and official seal this 7th day of December, 2004.

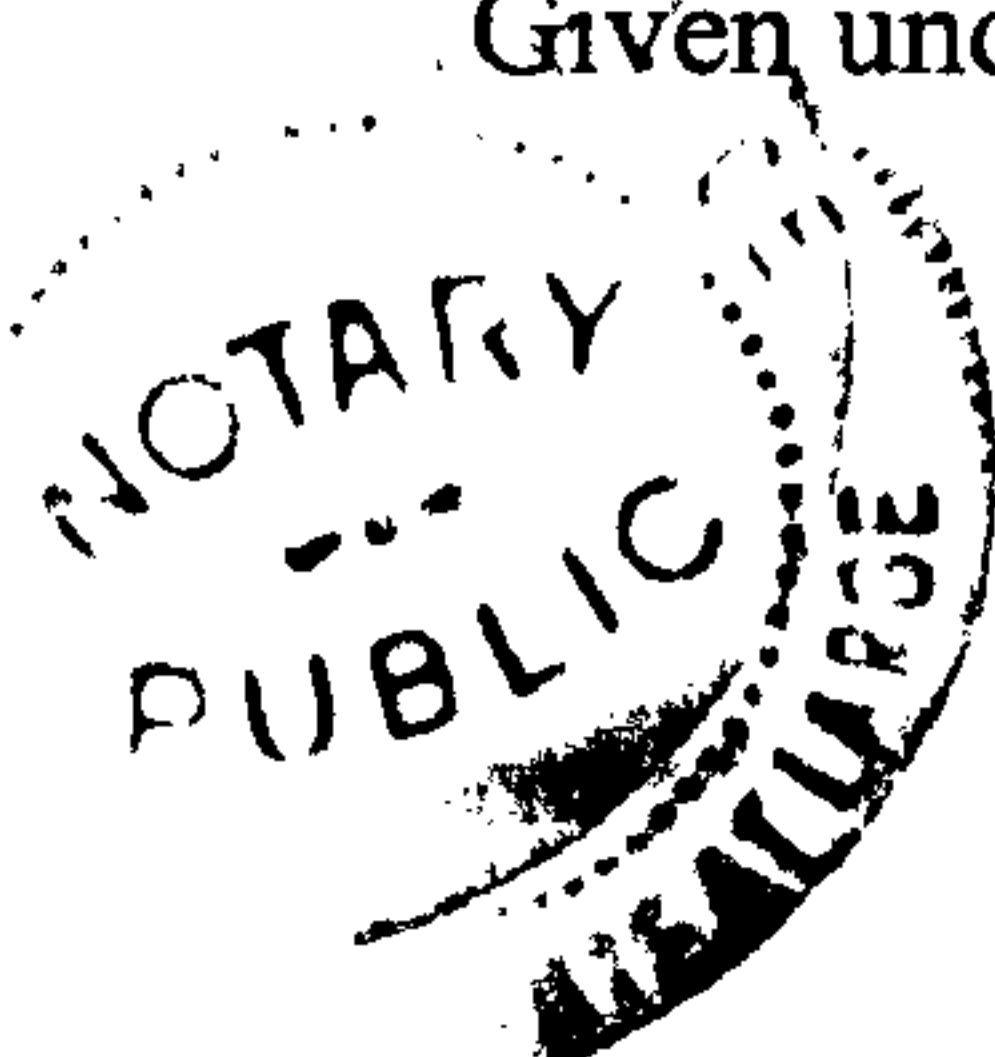


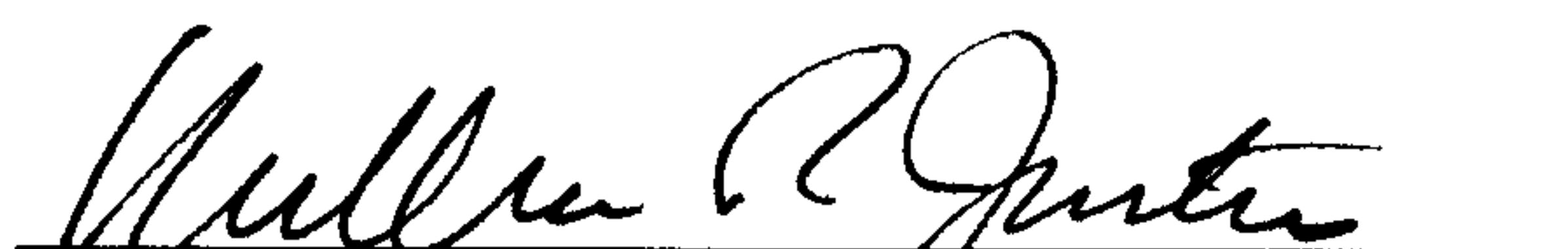

Notary Public

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Churchwell, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2004.



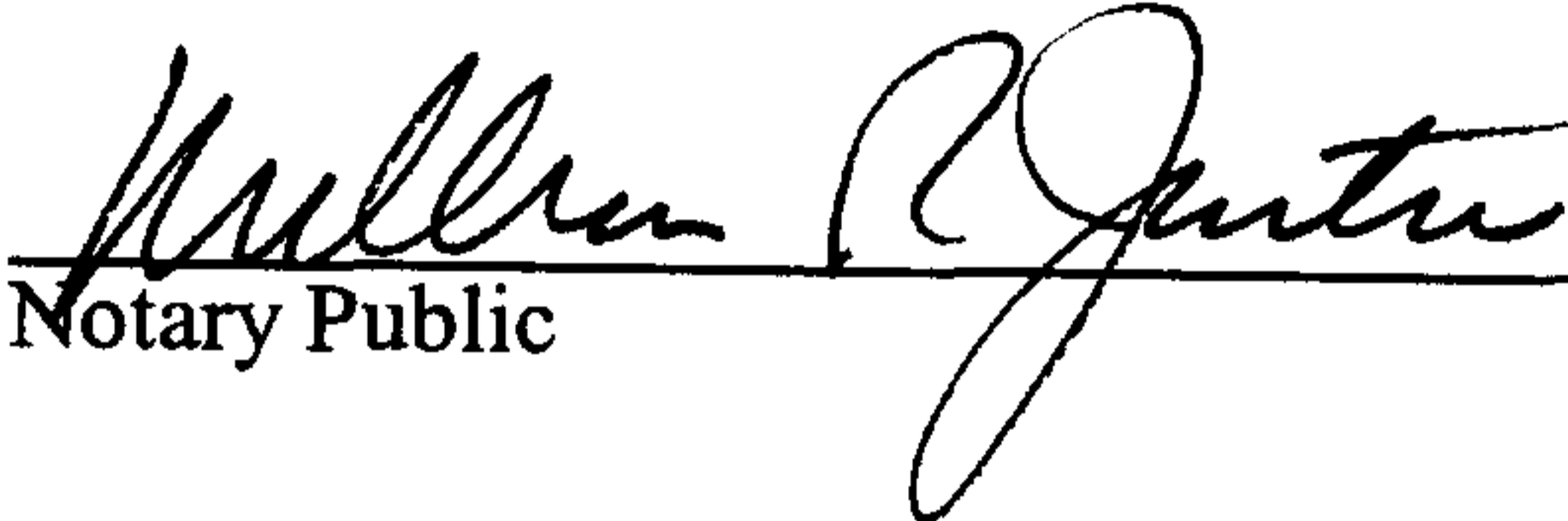

Notary Public

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Spradlin, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2004.

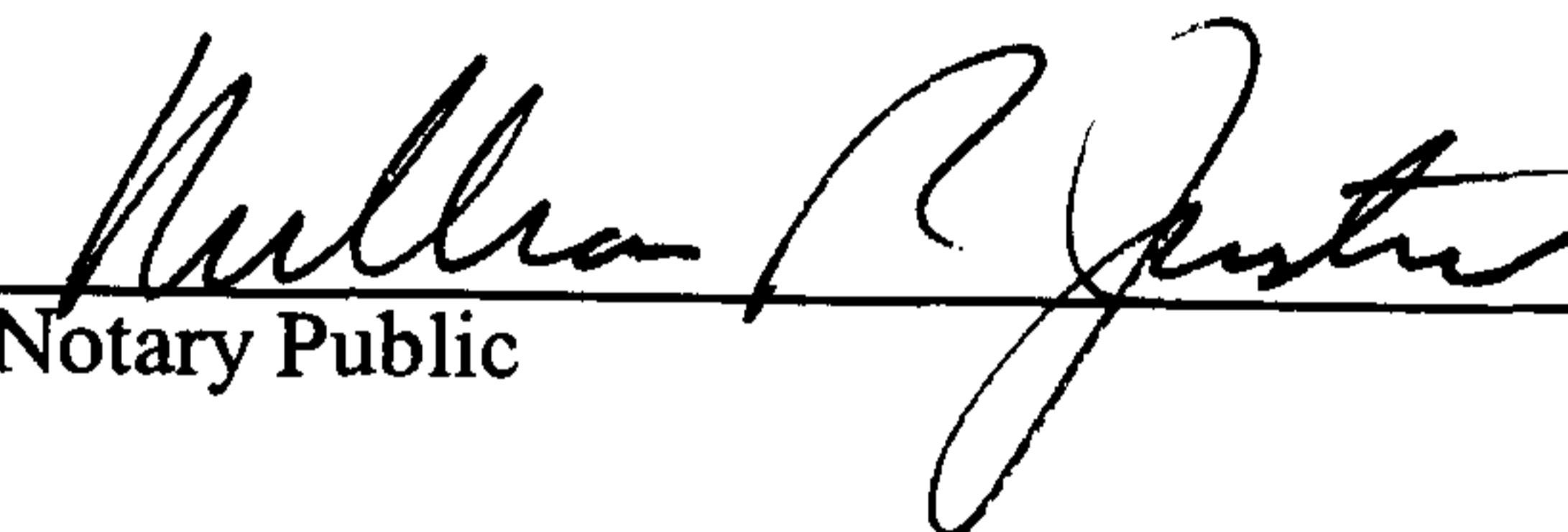

Notary Public

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2004.


Notary Public