

This instrument was prepared by:
Mary L. Gifford, Attorney at Law
P. O. Box 36342
Birmingham, AL 35216

Send Tax Notice To:
James S. Champion
1611 Keenland Drive
Helena, AL 35080

\$ 70,000
SSC

STATE OF ALABAMA
COUNTY OF SHELBY

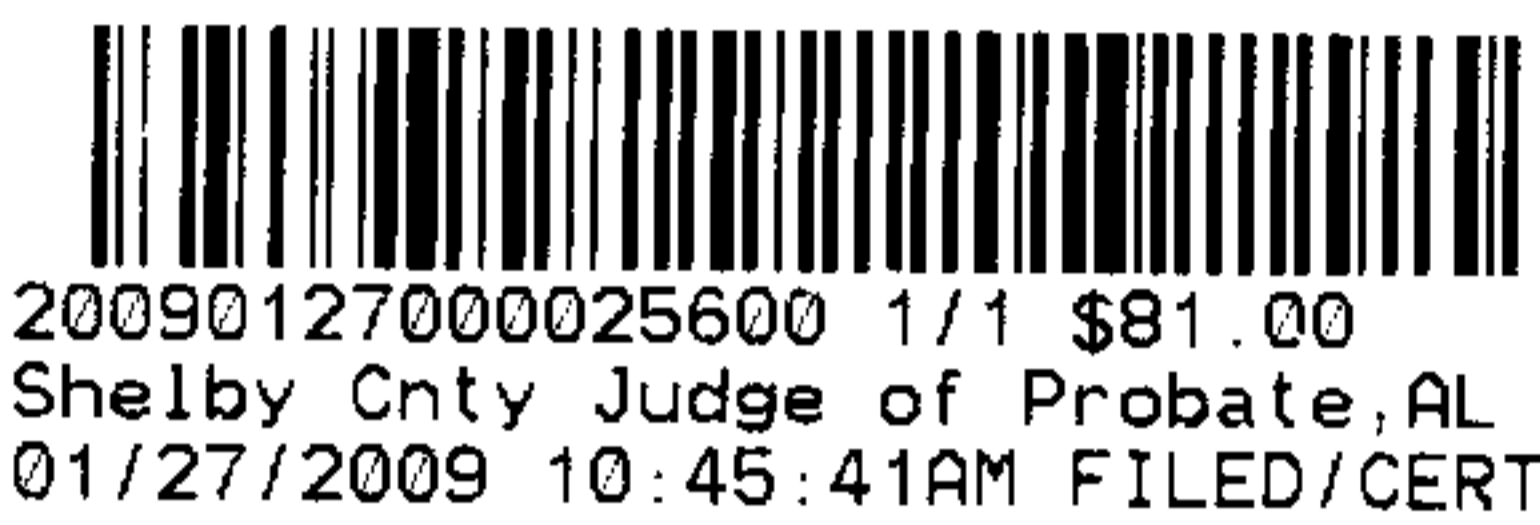
This deed is being recorded to add spouse to title and give both the right of survivorship.

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, James S. Champion and Liudmila Y. Champion, husband and wife, herein referred to as Grantor, whether one or more, do grant, bargain, sell and convey unto James S. Champion and Liudmila Y. 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 70, according to the Survey of Dearing Downs, 6th Addition Phase II, Final Plat, as recorded in Map Book 11, Page 80, in the Probate Office of Shelby County, Alabama.

- Subject to:
- (1) Ad valorem taxes for the year 2009 and all subsequent years, not yet due and payable
 - (2) Mineral and/or mining rights not owned by Seller
 - (3) Utility easements serving the property, residential subdivision covenants and restrictions, and building lines of record
 - (4) All easements, rights-of-way, restrictions and encumbrances 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 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 WE DO for ourselves and for our heirs, executors and administrators covenant with 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 stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereto set forth our hands and seals this 23rd day of January, 2009.

GRANTORS:

Shelby County, AL 01/27/2009
State of Alabama
Deed Tax: \$70.00

James S. Champion
James S. Champion
Liudmila Y. Champion
Liudmila Y. Champion

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James S. Champion and Liudmila Y. Champion, whose names are signed to the foregoing conveyance, are either known to me or have proven their identities to me by good and sufficient evidence and that, having been informed of the contents of the above document, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2009.

Mary L. Gifford
Notary Public:
My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 8, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS