

Send tax notice to:
Martha Champion, Trustee
3468 Indian Lake Circle
Pelham, AL 35124

This Instrument Prepared By:
Gwen D. Skinner
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Martha Ann Cox Champion, an unmarried woman (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Martha Champion, and any successors, as Trustee of the MARTHA ANN COX CHAMPION MANAGEMENT TRUST dated February 21, 2007 (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NorthWest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 deg. 31 min. and 11 sec. and run along a line having a bearing of South 0 deg. 00 min. a distance of 30.61 feet; thence run North 78 deg. 31 min. and 11 sec. East a distance of 266.22 feet to the point of commencement of a curve to the right having a central angle of 63 deg. 01 min. and 49 sec. and a radius of 163.10 feet; thence continue along arc of said curve a distance of 179.42 feet to end of said curve; thence continue in a Southeasterly direction along the tangent extended to last described curve a distance of 99.82 feet; thence turn angle to the right of 90 deg. 00 min. and run in a Southwesterly direction a distance of 55.00 feet to the point of commencement of a curve to the left having a central angle of 14 deg. and 59 min. and a radius of 760.43 feet; thence continue along the arc of said curve a distance of 198.86 feet to the end of said curve; thence run in a Southwesterly direction along the tangent extended to last described curve along a bearing of South 36 deg. 34 min. West a distance of 219.41 feet; thence run South 53 deg. 26 min. East a distance of 30.0 feet to the point of beginning; thence run South 36 deg. 34 min. West a distance of 231.18 feet to the point of commencement of a curve to the left having a central angle of 42 deg. and 50 min. and a radius of 25.00 feet; thence continue around the arc of said curve a distance of 18.69 feet to the end of said curve and the point commencement of another curve to the right having a central angle of 68 deg. and 56 min. and a radius of 50.00 feet; thence continue around the

arc of said curve a distance of 60.16 feet; thence run South 27 deg. 20 min. East a distance of 180.49 feet to a point, situated 5 feet Northwesterly of the water's edge of Huckabee Lake (property herein described includes all property to the water edge); thence run North 32 deg. 16 min. East a distance of 152.40 feet to a point that is situated 12 feet Northwesterly of said water edge; thence run North 42 deg. 15 min. East a distance of 132.97 feet to a point that is 7 feet Northwesterly of the water's edge; thence run North 64 deg. 45 min. East a distance of 112.64 feet to a point that is 7 feet Northwesterly of the water's edge; thence run North 53 deg. 26 min. West a distance of 231.93 feet to the point of beginning. Said parcel contains 1.4 acres, more or less, according to survey of Coulter & Gay dated March 8, 1972, being Parcel Three.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

Source of Title: Book 286, Pages 416-417, Probate Court of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever, with the trustee (or if more than one, all trustees) acting under said trust having the powers provided therein, including without limitation the power to sell, at public or private sale, exchange, transfer or convey all or any part of the above described property, upon such terms and conditions as the trustee (or if more than one, all trustees) may determine.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on
2-21-07, 2007.

Martha Ann Cox Champion
Martha Ann Cox Champion

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Martha Ann Cox Champion, an unmarried women, 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 on February 21, 2007.

Rheba S Myers
Notary Public

Rheba Myers
Printed Name

(NOTARY SEAL)

My Commission Expires: MAY 13, 2007

Deed Tax : \$256.00