



20090826000329400 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/26/2009 01:17:54 PM FILED/CERT

Send tax notice to:  
Curtis J. Wentworth, Jr.  
2164 Old Cahaba Place  
Helena, AL 35080  
NTC0900302

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fourteen Thousand and 00/100 Dollars (\$214,000.00) in hand paid to the undersigned, **Kenneth J. Champlin and Jennifer L. Champlin, Husband and wife**, (hereinafter referred to as "Grantors") by **Curtis J. Wentworth Jr.** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 456, according to the Map and Survey of Old Cahaba Oakwood Sector, as recorded in Map Book 28, Page 13, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$218,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

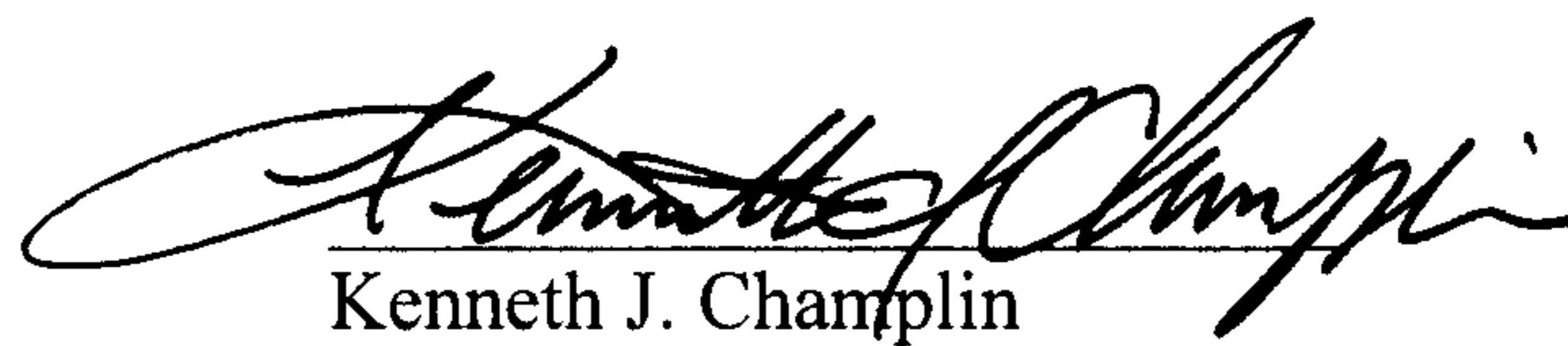
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever against the lawful claims of all persons.

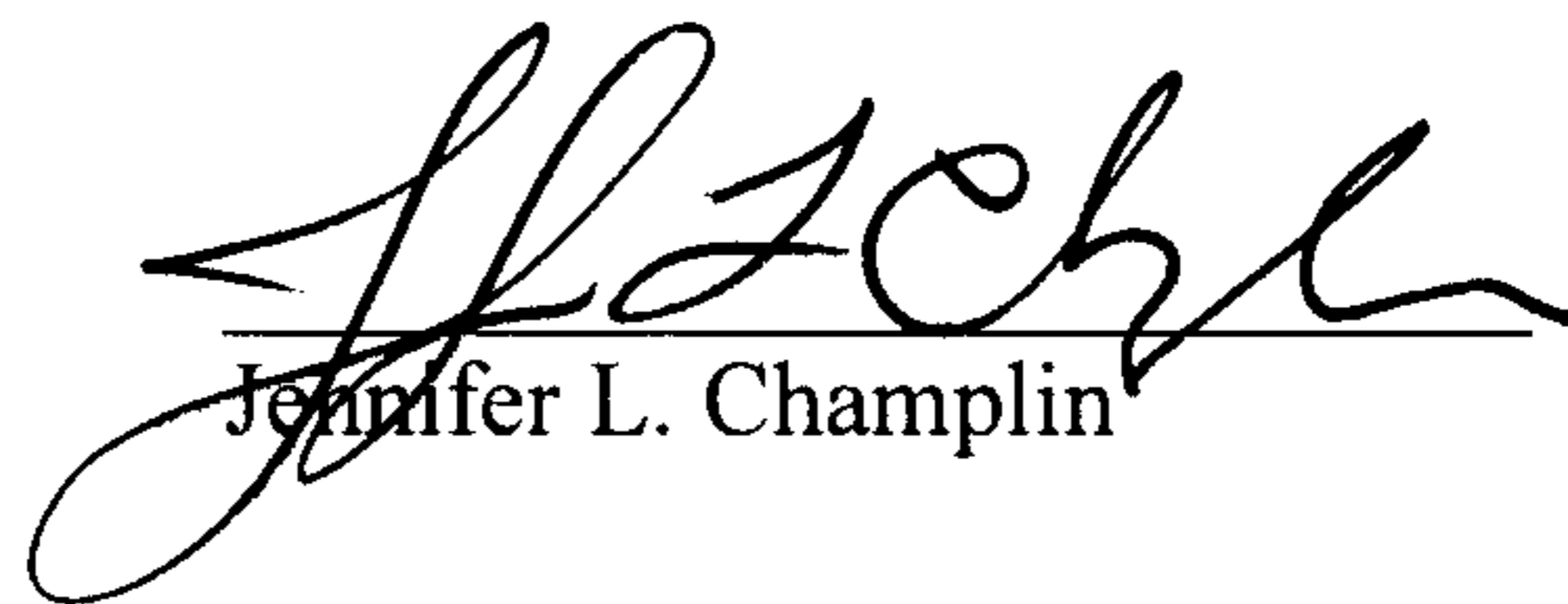
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 21st day of August, 2009.

  
Kenneth J. Champlin

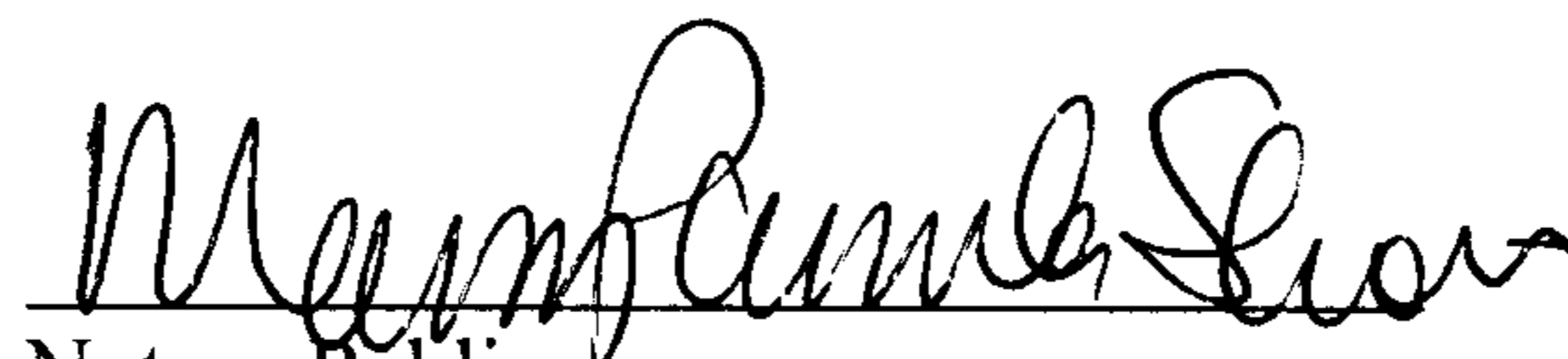
  
Jennifer L. Champlin

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth J. Champlin and Jennifer L. Champlin, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of August, 2009.

(Notary Seal)

  
Notary Public  
Print Name:  
Commission Expires:

