

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

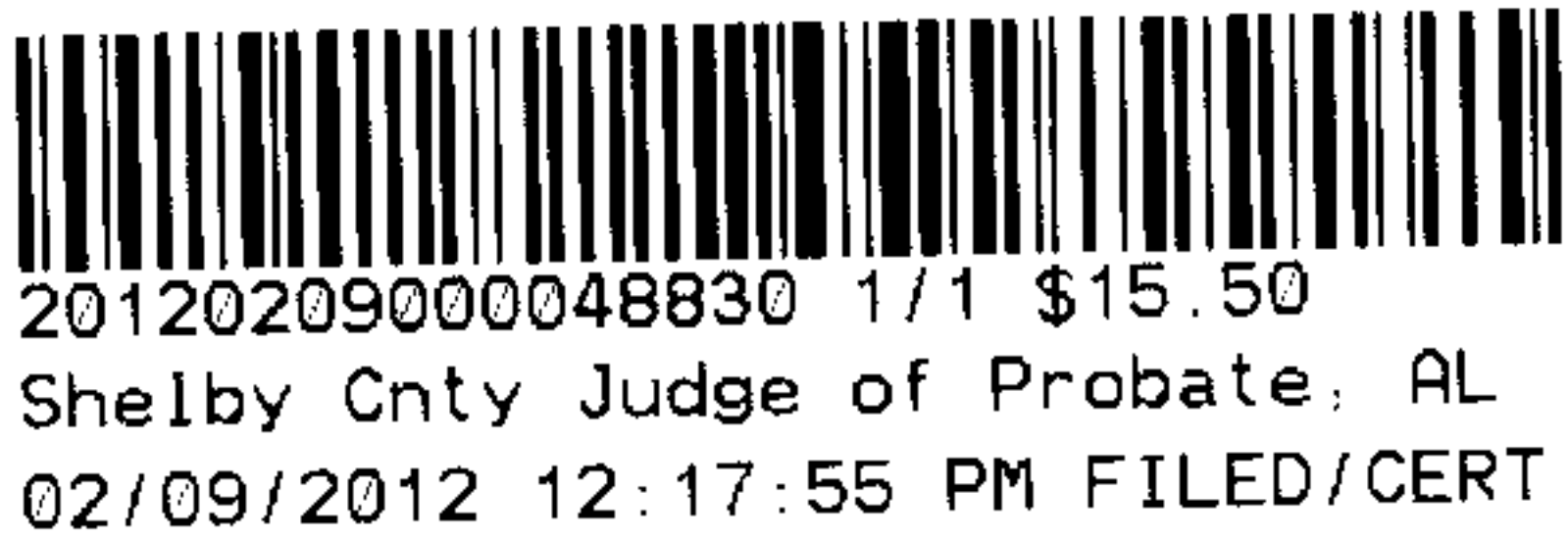
Send Tax Notice To: David Champion
324 Hwy 338
Champion AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Thirty Two Thousand Five Hundred dollars and Zero cents (\$32,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Velma Evie Hall, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto David Champion and Emily K. Champion (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the NE ¼ of the NW ¼ of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of said ¼-1/4 section and run North along the East ¼-1/4 line a distance of 502.65 feet to the point of beginning; thence continue last course a distance of 296.27 feet to the easterly side of Shelby County Highway #55; thence turn left 147 degrees 10 minutes along said highway a distance of 253.44 feet; thence turn left 91 degrees 36 minutes a distance of 160.71 feet to the point of beginning.
According to survey of Amos Cory, R.L.S. #10550, dated November 10, 1986.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$29,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 and seal, this 31st day of January, 2012.

_____ (Seal)	<u>Velma Evie Hall</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

Shelby County, AL 02/09/2012
State of Alabama
Deed Tax: \$3.50

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Velma Evie Hall 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 31st day of January, 2012.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

