

This Instrument Was Prepared By:

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3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243
(205) 443-9027

SEND TAX NOTICE TO:
Frazier & Iveta Champion
936 Lake Circle
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **FOUR HUNDRED TEN THOUSAND and 00/100s Dollars (\$410,000.00)** The amount which can be verified in Sales Contact, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Mary K. Taylor and husband David W. Eastis,** Whose address is 2230 Steeplechase Lane, Roswell, GA (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Frazier Eric Champion and Iveta N. Champion,** Whose address is 936 Lake Circle Hoover AL 35244 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, the address of which is **936 Lake Circle, Birmingham, AL 35244** to wit:

Lot 43, according to the Survey of Southlake Cove, as recorded in Map Book 12, page 98, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

The Purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase Money Mortgage being executed simultaneously herewith in the amount of

\$ 320,600.00.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 27 day of September, 2013.

Mary K. Taylor
Mary K. Taylor

David W. Eastis
David W. Eastis

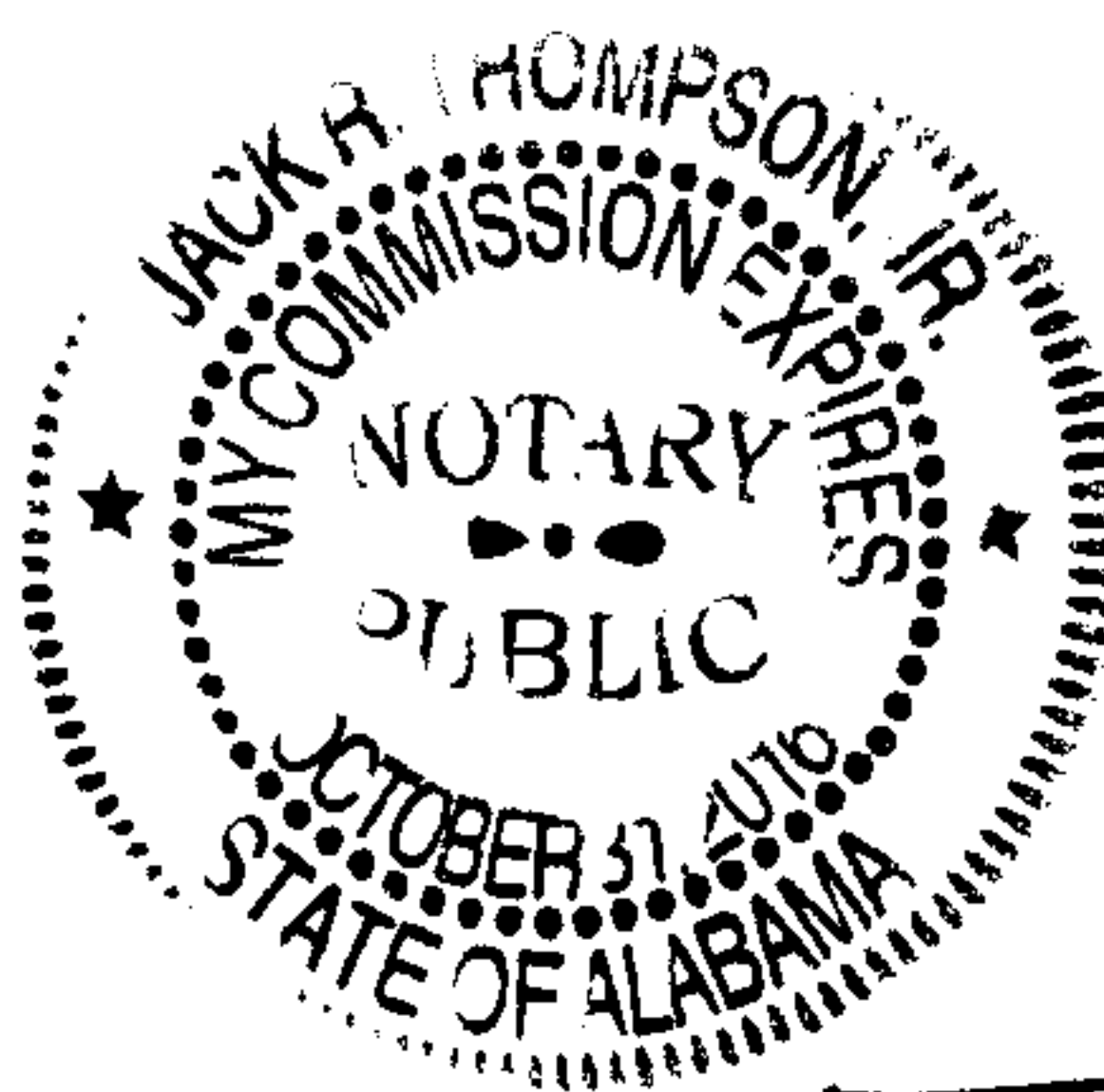
STATE OF Alabama Tetterson County ss:

I, Jack R. Thompson Jr. a Notary

Public in and for said county in said state, hereby certify that David W. Eastis whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 18th day of September, 2013.

My Commission Expires: 10/21/2016
[Signature]
Notary Public



(SEAL)

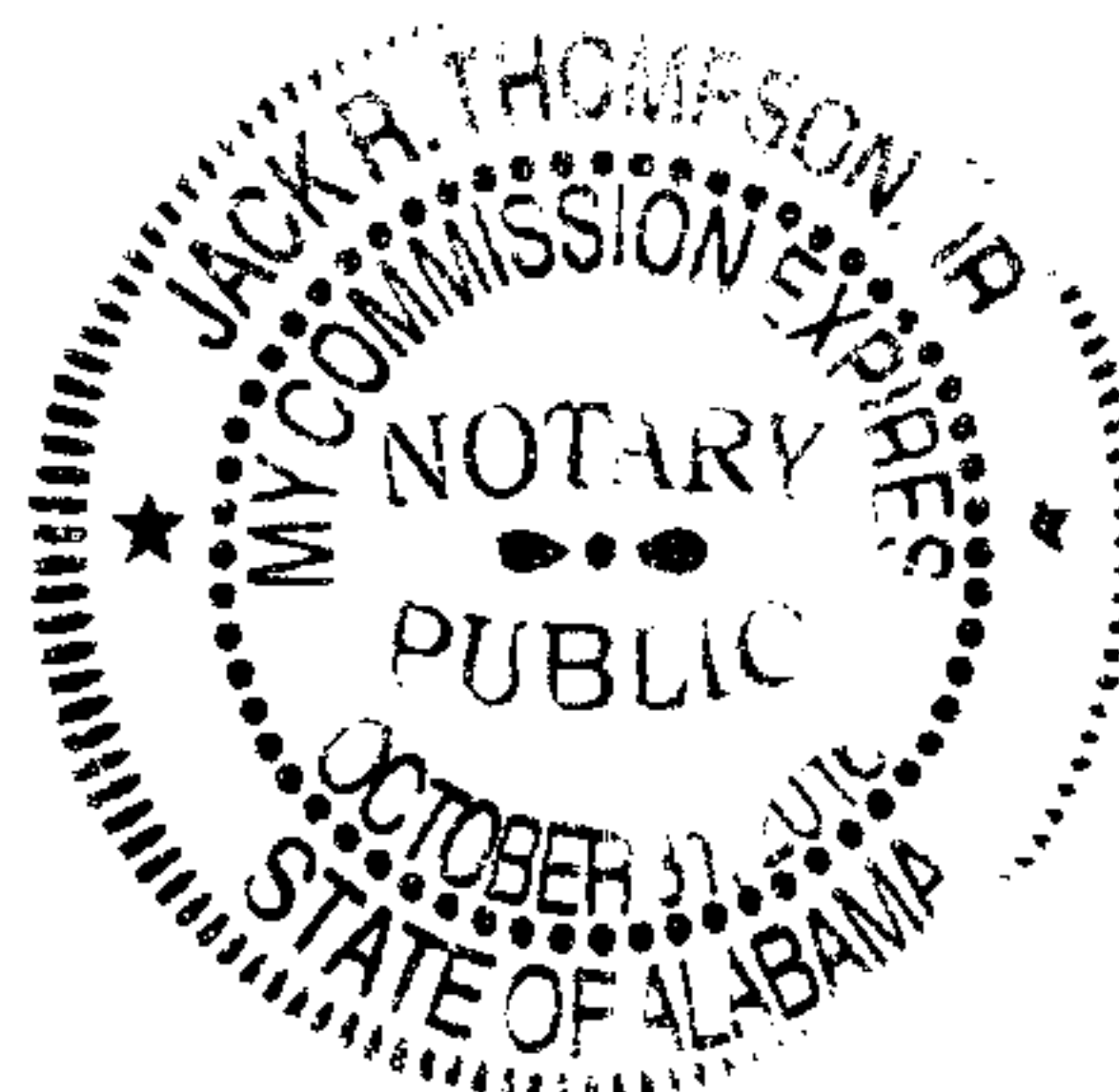
STATE OF Alabama Tetterson County ss:

I, Jack R. Thompson Jr. a Notary

Public in and for said county in said state, hereby certify that Mary K. Taylor whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 27th day of Sept., 2013.

My Commission Expires: 10/31/2016
[Signature]
Notary Public



(SEAL)