

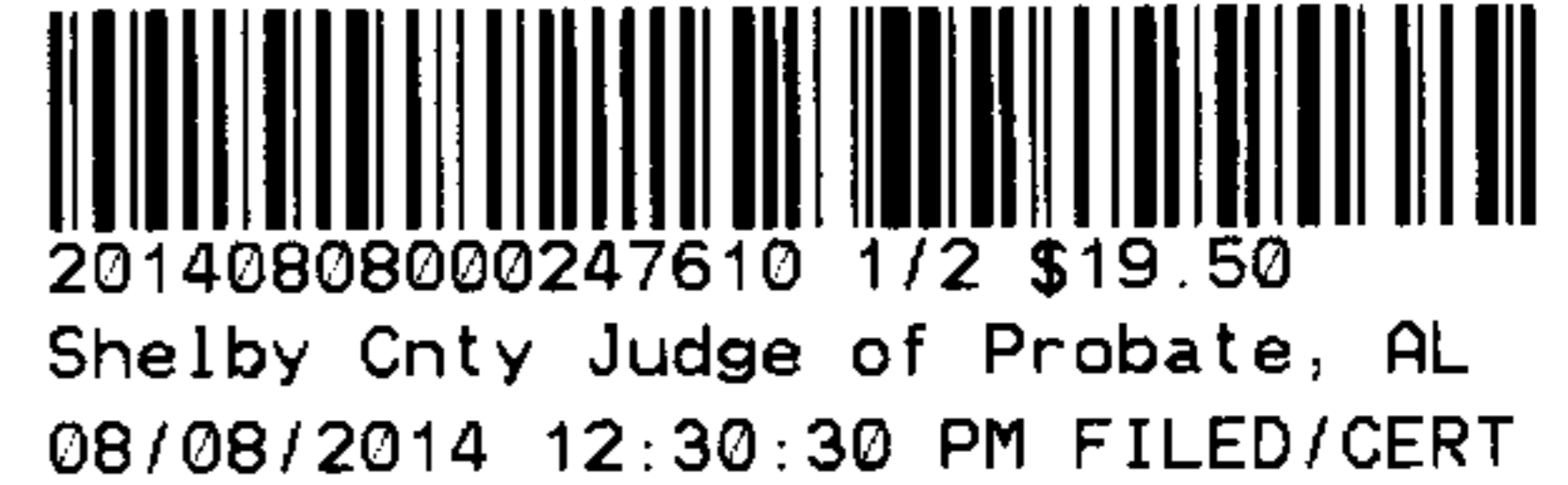
Send tax notice to:

LORRAINE BUFFORD  
700 CAHABA MANOR DRIVE  
PELHAM, AL, 35124

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014370



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, IVETA CHAMPION FKA IVETA NAMIKE and ERIC CHAMPION, WIFE AND HUSBAND **whose mailing address is:** 9316 Lake Circle, Hoover, AL 35244 (hereinafter referred to as "Grantors") by LORRAINE BUFFORD **whose mailing address is:** 700 Cahaba Manor Drive, Pelham AL 35124 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 91, EXCEPT THE NORTHERLY 0.2 FEET, CAHABA MANOR TOWNHOMES, AS RECORDED IN MAP BOOK 6, PAGE 105, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY LINE OF A PUBLIC ROAD.
3. EASEMENTS, NOTES, SETBACK LINES, RIGHTS OF WAY, RESTRICTIONS, RESERVATION STIPULATION, DECLARATIONS, LIMITATIONS, COVENANTS, CONDITIONS AND MATTERS OF SURVEY AS SHOWN ON THE RECORDED MAP OR PLAT OF CAHABA MANOR TOWNHOMES, AS RECORDED IN MAP BOOK 6, PAGE 105.
4. EASEMENTS AS SHOWN ON RECORDED PLAT INCLUDING 5 FOOT EASEMENT ON EASTERLY AND SOUTHERNLY LOT LINES.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN MISC. BOOK 12, PAGE 96, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 108, PAGE 379 AND DEED BOOK 304, PAGE 11, AFORESAID RECORDS
7. EASEMENT(S) TO PELHAM SEWER AS SHOWN ON DEED BOOK 306, PAGE 946, AFORESAID RECORDS
8. AGREEMENT WITH ALABAMA POWER COMPANY AS SET OUT IN MISC BOOK 19, PAGE 266 AND COVENANTS PERTAINING THERETO RECORDED IN MISC BOOK 19, PAGE 269 AFORESAID RECORDS
9. RIGHTS OF OWNERS OF PROPERTY ADJOINING IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING(S) SITUATED ON LOT, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
10. DECLARATION OF COVENANTS RELATIVE TO SANITARY SEWER SYSTEM IN MISC. BOOK 21, PAGE 100, AFORESAID RECORDS.

\$112,917.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

**IVETA NAMIKE AND IVETA CHAMPION ARE ONE AND THE SAME PERSON.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

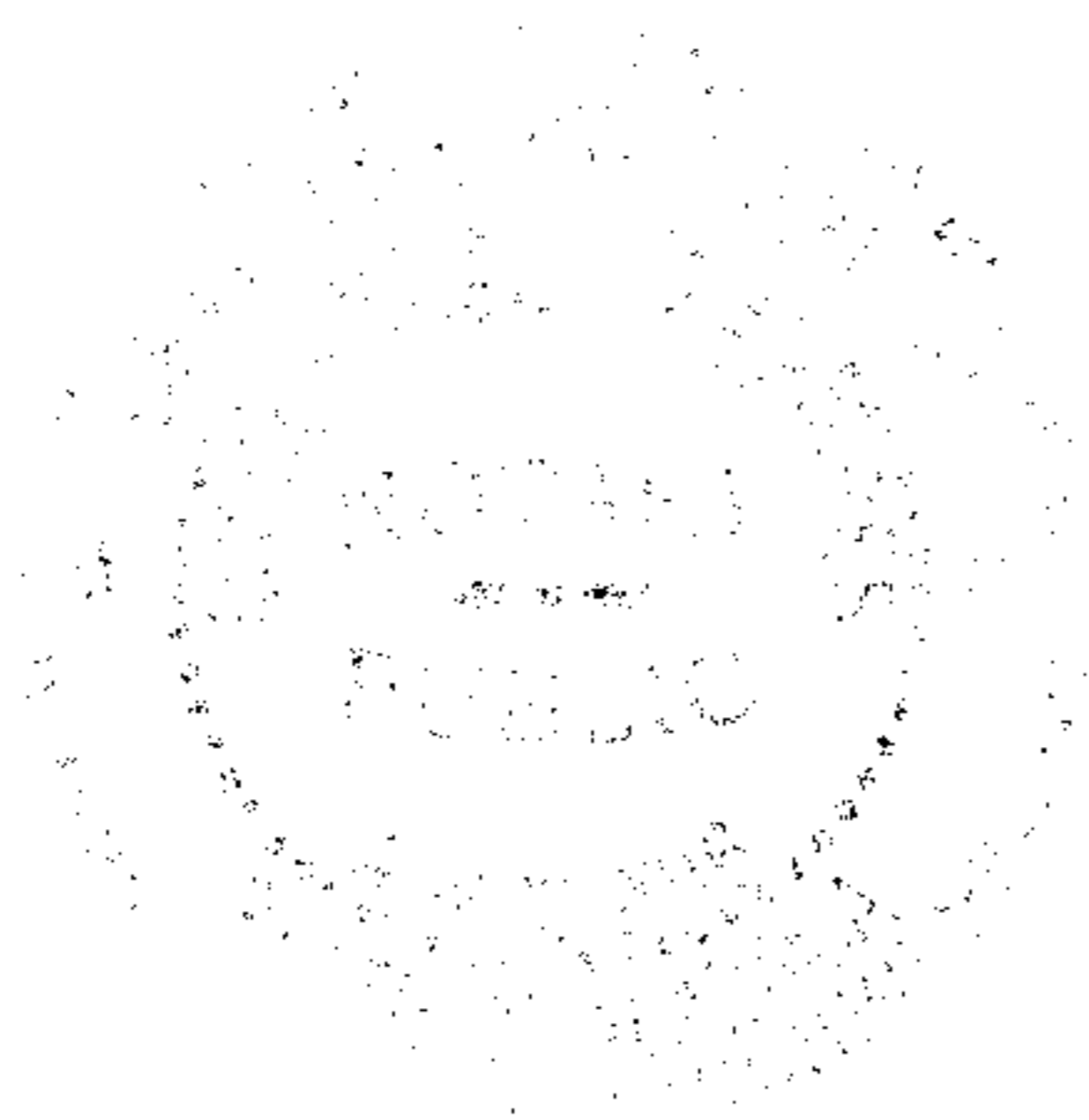
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of July, 2014.

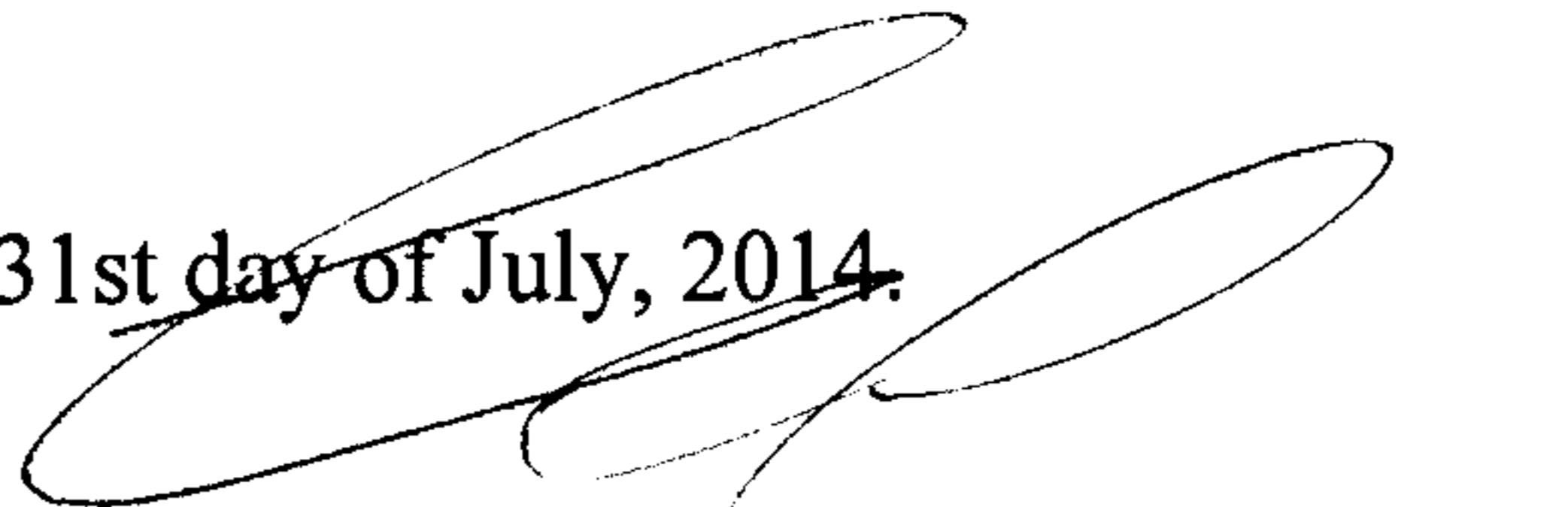

  
IVETA CHAMPION  
  
ERIC CHAMPION


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IVETA CHAMPION AND ERIC CHAMPION, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2014.



  
Notary Public  
Print Name:  
Commission Expires: 

  
20140808000247610 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
08/08/2014 12:30:30 PM FILED/CERT