

This Instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
William Russell Greene and Dorothy
Smelcer Greene
1019 Lakeview Ln
Calera, AL 35040

WARRANTY DEED

20141208000384310

STATE OF ALABAMA

)

12/08/2014 10:00:15 AM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thousand And No/100 Dollars (\$200,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Donald William Champion and Monica Champion, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William Russell Greene and Dorothy Smelcer Greene (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 119, according to the Survey of Final Plat of Long Branch Estates, Phase I, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Four Thousand And No/100 Dollars (\$194,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Six Thousand And No/100 Dollars (\$6,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 21, 2014.

Donald William Champion
Donald William Champion
Monica Champion
Monica Champion

STATE OF Florida)
Martin COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Williams Champion and Monica Champion, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 20 day of November, 2014.

Notary Public
Commission Expires: June 29, 2015

FILE NO.: TS-1402332



