

STATE OF ALABAMA
COUNTY OF SHELBY


20201117000525010 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/17/2020 11:33:36 AM FILED/CERT

DISTRIBUTION DEED

WHEREAS, the last will and testament of Robert Paul Champion (hereinafter sometimes called "Decedent") was duly admitted to probate by the Probate Court of Shelby County, Alabama on February 19, 2020 in Case No. PR-2020--000143; and

WHEREAS, Daine T. Champion. was appointed as Personal Representative under the said last will and testament of Decedent; and

WHEREAS, said last will and testament devised the rest, residue and remainder of said estate to the wife of Decedent, Diane T. Champion; and

WHEREAS, at the time of his death, Decedent owned an interest in the herein-described real property; and

WHEREAS, it is the duty of Diane T. Champion., as Personal Representative under the last will and testament of Decedent (hereinafter referred to as "Grantors") to distribute the herein-described real property to said residuary beneficiary;

NOW, THEREFORE, in consideration of the premises, the duty of Grantor to distribute the herein-described real property, pursuant to the authorization given Grantor under said last will and testament, and for the purpose of ratifying, confirming and acknowledging of record and perfecting the title to the herein-described real property in the hereinafter-named grantees, Grantor does hereby grant, bargain, sell and convey unto Diane T. Champion the following described real property situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit A.

together with all singular, the rights, tenements, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns, forever.

This conveyance and all covenants and warranties of the Grantor (whether express, implied or statutory) are made in the representative capacity of Grantor only and are subject to the lien of ad valorem taxes for the year 2020 and thereafter, payment of such taxes being hereby expressly assumed by the Grantee, and to all easements, rights-of-way, restrictions, liens, encumbrances and other matters affecting the property conveyed hereby which are of record in the office of the Judge of Probate, Shelby County, Alabama.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this 17th
day of September, 2020.

GRANTOR:

Diane T. Champion (SEAL)
Diane T. Champion, as Personal Representative
under the Last Will and Testament of Robert Paul
Champion, Deceased

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Diane T. Champion, whose name as Personal Representative of the Estate of Robert Paul Champion, Deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official notarial seal this 17th day of September, 2020.

[Signature]
Notary Public
My Commission Expires: 4-7-23

GRANTEES' ADDRESS:
c/o Diane T. Champion
305 Hwy 442
Sterrett, Alabama 35147



Notice is given as required by Alabama law that this instrument was prepared by Jeffrey E. Rowell, Attorney, 1572 Montgomery Highway, Suite 210, Birmingham, Alabama 35216.

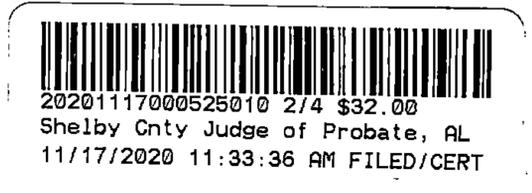


EXHIBIT A

A parcel of land containing 0.92 acres in the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of the SE 1/4 of the NE 1/4 of said Section 29, thence run east along the South 1/4-1/4 line a distance of 825.46 feet, thence run North a distance 533.79 feet to an Iron Pin on the North side of Heading Mill Road (Shelby County Highway #444) and the Point of Beginning, thence run South 73 degrees 40' East along said road a distance of 210.0 feet, thence run north 40 degrees 40' East a distance of 210.0 feet, thence run North 73 degrees 40' West a distance of 210.0 feet, thence run South 40 degrees 40' West a distance of 210.0 feet to the Point of Beginning.



20201117000525010 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/17/2020 11:33:36 AM FILED/CERT

