

SEND TAX NOTICE TO:

(Name) Hal & Anita Champion
(Address) 5829 Lakeside Cir
Birmingham, Al 35210

This instrument was prepared by

(Name) SHARON BROWN

(Address) 637 PARKWAY DRIVE LEEDS AL 35094

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

\$500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND OTHER CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LOLA CHAMPION

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
HAL E CHAMPION AND WIFE ANITA L CHAMPION

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PIECE OF LAND DESCRIBED AS:

BEGINNING AT S. W. $\frac{1}{4}$ OF S. W. $\frac{1}{4}$ ON SECTION LINE AND RUNNING IN A NORTHWESTERLY DIRECTION ALONG VINCENT AND LEEDS HIGHWAY APPROX. 75 FT. AND 10 IN. THENCE, NORTHEASTERLY DIRECTION 120 FT. (THIS HELPS DEFINE THE LINE--A PERSIMMON TREE IS 9 FT. 8 IN. NORTH OF HOUSE BUILT BY W. H. FALKNER IN 1959, AND IS ON THE LINE. SAME LINE IS 43 FT. 6 IN. NORTH OF SAID W. H. FALKNER DRILLED WELL, 1959. 54 FT. 11 IN. NORTH OF BIG OAK TREE JUST SOUTH OF SAID HOUSE.) THENCE IN A SOUTHEASTERLY DIRECTION OF 75 FT. 10 IN. THENCE IN A SOUTHWESTERLY DIRECTION 120 FT. TO STARTING POINT.

THIS BEING A PART OF S W $\frac{1}{4}$ OF S W $\frac{1}{4}$ OF SECTION 11. TOWNSHIP 18 R 1 EAST.

Inst # 1995-16585

06/23/1995-16585
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 3 day of April, 1995.

(Seal)

Lola Champion (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

My Commission Expires January 19, 1997

I, E. B. BRASHER, a Notary Public in and for said County, in said State, hereby certify that LOLA CHAMPION 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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of April, A. D., 1995.

E. B. Brasher

Notary Public.

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