McGinnis to Champion

The State of Alabama Shelby County.
Know All men by these presents: That we S. V. McGinnis and M. J. McGinnis for and in consideration of One hundred and forty Dollars, to us paid in hand by James V. Champion, the receipt whereof is hereby acknowledged, do grant, bargain, sell & convey unto the said James V Champion the following described property to wit: The W½ of the N.E.¼ of Section 36 Township 18 Range One East, situated, lying and being in the County of Shelby and State of Alabama. To have and to hold the same unto the said James V Champion, his heirs and assigns forever. And we do for ourselves and our heirs, executors and administrators covenant with the said James V. Champion, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrance: and that we have a good right to sell and convey the said property; that we will, and that our heirs, executors and administrators shall warrant and defend the same to said James V. Champion, his heirs ~~and~~ executors and assigns forever, against the lawful claims of all persons whatsoever. Given under our hands and seals this 8 day of April 1898.

S. V. McGinnis (L.S)
M. J. McGinnis (L.S)

Attest: W. H. Falkner.

The State of Alabama,
Shelby County } I, Wm. H. Falkner N. P. Ex off Justice of the peace in and for said County, hereby certify that S. V. McGinnis & M. J. McGinnis whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date. Given under My hand, this 11th day of May 1898.

W. H. Falkner, N.P. & Ex off J.P.

The State of Alabama
Shelby County } I, W. H. Falkner, N.P. Ex off. Justice of

the peace in and for said County, hereby certify that on the 11th day of May 1898 came before me the within named M J McGinnis known to me to be the wife of the within named S. V. McGinnis who being examined seperate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of the husband. In witness whereof I have hereunto set my hand this 11th day of May 1898

W. H. Falkner, N. P. Ex off J. P.

Filed for record June 8th 1898 recorded

W. R. McMillan, Judge of Probate