

No Federal Stamps Cancelled On This Deed

2982

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Dollars (\$100.00) Cash, DOLLARS to the undersigned grantor Hixie Moore, a widow, in hand paid by Fred H. Champion, and his wife, Ever I. Champion, the receipt whereof is acknowledged I the said Hixie Moore, a widow do grant, bargain, sell and convey unto the said Fred H. Champion, and his wife, Ever I, Champion, for and during their joint lives with remainder upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Start at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 19, Range 1 East, run West along the Southern boundary line of said $\frac{1}{4}$ Section 208 feet for the point of beginning; thence run North along the Hixie Moore, property line 144 feet; thence run West 104 feet; thence run South 144 feet to the Southern boundary line of said $\frac{1}{4}$ Section; thence run East along the Southern boundary line of said $\frac{1}{4}$ Section 104 feet to the point of beginning.

Thescovenants and warrant'ys contained in this conveyance extends only to such title as was acquired by the grantor herein in deed from Alvania Moore, et al, date February 17, 1940

TO HAVE AND TO HOLD, To the said Fred H. Champion and wife, Ever I, Champion, for and during their joint lives with remainder upon the death of either of them, to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for Myself and for my heirs, executors and administrators, covenant with the said Fred H. Champion, and his wife, Ever I. Champion, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Fred H. Champion, and his wife, Ever I. Champion, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this ____ day of ____.

Hixie Moore (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, J. W. Moore, a Justice of the Peace and Ex Officio Notary Public in and for said County, in said State hereby certify that Hixie Moore, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of July, 1947.

J. W. Moore.

Justice of the Peace and Ex Officio

Filed in the office of the Probate Judge on the 8th day of July, 1947 at 2 P. M. o'clock and duly recorded in Deed Record 130 page 195 on the 8th day of July, 1947.

L. C. Walker

Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$50 Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE.