#3225

Value $2,550.00

$3.30 Federal Stamps Cancelled on this deed.

19723 ROBERTS & SON, BIRMINGHAM

W. D. Osborn and wife, Aleene Osborn

TO

C.W. Champion and wife, Caroll Champion

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of $2,550.00 Two Thousand, Five hundred and fifty DOLLARS to the undersigned grantor W.D. Osborn and wife, Aleene Osborn, in hand paid by C.W. Champion and wife Caroll Champion the receipt whereof is acknowledged we the said W.D. Osborn and wife Aleen Osborn do grant, bargain, sell and convey unto the said C.W. Champion and wife Caroll Champion the following described real estate, to-wit: That part of Northwest ¼ of Northeast ¼ Section 30, Township 19, Range 1 East Described as follows; Begin on thevest line of said 40 acres where the Florida Short Route Highway Right of way Crosses the said west line and runs East along the Florida Short Route Highway Right of Way 330 feet for a beginning point. Then run North 420 feet thence East 210 feet thence South 420 feet to Highway Right of Way thence west 210 feet to point of beginning. Containing 2 acres more or less with one (1) new four room dwelling house.

situated in Shelby County, Alabama.

To Have and to Hold, To the said C.W. Champion and wife Caroll Champion heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C.W. Champion and wife Caroll Champion and their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said C.W. Champion and wife Carroll Champion and theirs heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 20th day of February, 19 49

Witnesses:

W.D. Osborn, (Seal)
Mrs. Alene Osborn, (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, J.W. Moore, a Justice of Peace in and for said County, in said State, hereby certify that W. D. Osborn and wife Alene Osborn 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 this conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand, this 19th day of February, A. D., 1949.

J.W. Moore, Justice of the Peace.

THE STATE OF ALABAMA, SHELBY COUNTY

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$ 300 Privilege Tax
has been paid on the with
in instrument as required
by law. L. C. WALKER,
JUDGE OF PROBATE

I, ... a ..... in and for said County, in said State, hereby certify that ....., a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that ....., the Grantor ..... voluntarily executed the same in ..... presence, and in the presence of the other subscribing witness, on the day the same bears date; that ..... attested the same in the presence of the Grantor ....., and of the other witness, and that such other witness subscribed ..... name as a witness in ..... presence.

Given under my hand and seal, this ..... day of ....., A. D., 19.....

THE STATE OF ALABAMA, SHELBY COUNTY

I, J.W. Moore, a Justice of Peace. in and for said County, in said State, do hereby certify that on the 19th day of February, 19 49, came before me the within named Aleene Osborn, known to me (or made known to me), to be the wife of the within named W.D. Osborn who, being examined separate and apart from the husband, touching her signature to the within has, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 19th day of February, A. D., 19 49

J.W. Moore, Justice of Peace.

THE STATE OF ALABAMA, SHELBY COUNTY

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 6th day of June, 19 49, and was recorded in Volume 137, Record of Deeds, Page 331 on the June, 9 day of, 19 49

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate